

\$599,000 - 340 Roberts Wynd, Leduc

MLS® #E4440118

\$599,000

6 Bedroom, 4.00 Bathroom, 1,790 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Located in the desirable Robinson community of Leduc, this thoughtfully designed home offers approx. 2,555+ sq. ft. living space including a finished 2-bedroom legal basement suite – perfect for rental income or extended family. The main floor features an open-to-above entry, a bedroom with a full bath, a modern kitchen, a spacious living area, and a dining space. Upstairs includes a generous bonus room, three bedrooms including a large master with ensuite, and convenient laundry. The legal basement suite offers two bedrooms, a full kitchen, a bath, and a separate entrance for privacy and income potential. A double detached garage adds value and functionality. Robinson is a vibrant family-friendly community known for its scenic ponds, walking trails, parks, toboggan hill, and an outdoor ice rink – perfect for year-round recreation. Enjoy proximity to schools, shopping, and quick access to major roads. A perfect blend of comfort, style, and investment. *Pictures are for reference purposes only*

Built in 2025

Essential Information

MLS® #	E4440118
Price	\$599,000
Bedrooms	6



Bathrooms	4.00
Full Baths	4
Square Footage	1,790
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	340 Roberts Wynd
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1P8

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks, Builder Appliance Credit
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 3rd, 2025
Days on Market	85
Zoning	Zone 81



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