

\$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, spacious living area, and 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, bath, and 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 close proximity to schools, shopping, and quick access to major roads. A perfect blend of comfort, style, and investment. *Pictures are for reference purpose 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 | 25 |
| Zoning | Zone 81 |



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Listing information last updated on June 28th, 2025 at 4:32am MDT