

## \$475,000 - 344 Roberts Wynd, Leduc

MLS® #E4446661

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,677 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Brand new home in family-friendly Robinson! This open-concept 2-storey offers tall ceilings, upgraded lighting, quartz throughout, LVP flooring, and a natural gas BBQ hookup. The main floor includes a full bath, a spacious living room with an electric fireplace, a large dining nook, and a well-appointed kitchen with quartz countertops, upgraded cabinets and hardware, and a huge centre island. Upstairs, you'll find 3 large bedrooms, including a primary suite with a spa-like ensuite featuring a separate tub, glass shower, and a massive walk-in closet with access to a private balcony. The other bedrooms each include walk-in closets. A second full bath and upper-floor laundry provide added convenience. Finished in neutral tones with staircase lighting, a charming front porch, and a double detached garage, this home blends comfort and style, and is close to the lake, playground, walking paths, and more. \*Some photos may be virtually staged.\*

Built in 2025

### Essential Information

MLS® # E4446661

Price \$475,000

Bedrooms 3

Bathrooms 3.00



Full Baths	3
Square Footage	1,677
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	344 Roberts Wynd
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1P8

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Detached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Not Fenced, Not Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 9th, 2025

Days on Market                3

Zoning                            Zone 81

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