# \$405,000 - 234 Robinson Drive, Leduc

MLS® #E4444287

## \$405,000

3 Bedroom, 3.50 Bathroom, 1,592 sqft Single Family on 0.00 Acres

Robinson, Leduc, AB

Built by award-winning Dolce Vita Homes and lovingly maintained by its original owner, this townhome offers smart, stylish living with no condo fees. Set on a quiet, wide street across from a playground and pond trails, it's ideal for families, walkers, or remote workers. You're minutes to Costco, EIA, and an easy Edmonton commute. Inside, the tiled entry leads to a sunlit living room with hardwood, a granite kitchen with a powered island, and a powder room. Out back, enjoy a 10x8 deck, year-round solarium, and gazebo. Upstairs features two bedrooms, laundry, and a balcony off the front room. The spacious primary suite includes a walk-in and ensuite. The top-floor bonus room has work-from-home potential and pond views. Downstairs: a third bedroom, 3pc bath, sauna, wet bar, vinyl plank flooring, and clever storage â€" including a hidden nook under the stairs. Functional, flexible, and filled with personality, this home is ready for whatever comes next.

Built in 2013

### **Essential Information**

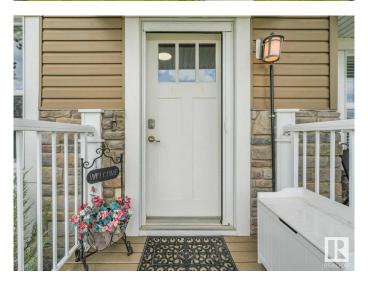
MLS® # E4444287 Price \$405,000

Bedrooms 3

Bathrooms 3.50







Full Baths 3 Half Baths 1

Square Footage 1,592 Acres 0.00 Year Built 2013

Type Single Family

Sub-Type Residential Attached

Style 3 Storey
Status Active

# **Community Information**

Address 234 Robinson Drive

Area Leduc

Subdivision Robinson

City Leduc

County ALBERTA

Province AB

Postal Code T9O 0S7

# **Amenities**

Amenities Deck, Dog Run-Fenced In, Front Porch, Gazebo, Hot Water Natural

Gas, No Animal Home, No Smoking Home, Sauna; Swirlpool; Steam,

Sunroom, Vinyl Windows, Wet Bar

Parking 2 Outdoor Stalls, Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control,

Garage Opener, Hood Fan, Refrigerator, Stove-Electric,

Refrigerators-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Stories 4

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Low

Maintenance Landscape, Playground Nearby, Public Swimming Pool,

Public Transportation, Race Track, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 23rd, 2025

Days on Market 38

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 7:47am MDT