

## \$415,000 - 234 Robinson Drive, Leduc

MLS® #E4444287

**\$415,000**

3 Bedroom, 3.50 Bathroom, 1,592 sqft

Single Family on 0.00 Acres

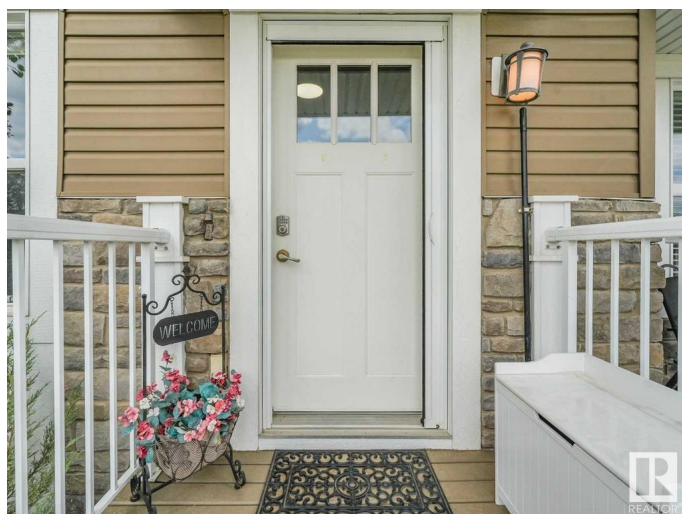
Robinson, Leduc, AB

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 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     | \$415,000 |
| 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 | 11              |
| Zoning         | Zone 81         |

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Listing information last updated on July 3rd, 2025 at 11:17pm MDT