

## \$460,000 - 184 Robinson Drive, Leduc

MLS® #E4449782

**\$460,000**

3 Bedroom, 2.50 Bathroom, 1,641 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to this inviting 3 bedroom, 2.5 bath home in the sought after community of Robinson, just steps away from the park, playground, and outdoor rink! Designed with functionality in mind, this two storey home offers 9-ft ceilings, plenty of natural light, and a bright open concept main floor. The spacious kitchen is the heart of the home, featuring a large island, ample cabinetry, and easy access to the conveniently located laundry area. A welcoming front foyer with a generous coat closet greets you, while the rear mudroom provides backyard access and a handy 2pc powder room. Upstairs, the primary suite is a true retreat with its own private balcony overlooking the nearby pond, a walk in closet, and a 3pc ensuite. Two additional bedrooms are well-sized and share a 4pc main bath. The unfinished basement offers endless potential for future development and the fully fenced yard with a double detached garage completes the package. Surrounded by scenic walking trails, schools, and family friendly amenities!

Built in 2015

### Essential Information

MLS® # E4449782

Price \$460,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,641                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 184 Robinson Drive |
| Area        | Leduc              |
| Subdivision | Robinson           |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 1B1            |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Parking-Extra, See Remarks |
| Parking   | Double Garage Detached                                           |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                        |
| Fireplaces        | Mantel                                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                                           |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Park/Reserve, Picnic Area, |

|              |                                         |
|--------------|-----------------------------------------|
|              | Playground Nearby, Schools, See Remarks |
| Roof         | Asphalt Shingles                        |
| Construction | Wood, Vinyl                             |
| Foundation   | Concrete Perimeter                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 17              |
| 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 August 11th, 2025 at 3:32pm MDT