

# \$499,000 - 340 Roberts Wynd, Leduc

MLS® #E4464114

## \$499,000

4 Bedroom, 3.00 Bathroom, 1,721 sqft  
Single Family on 0.00 Acres

Robinson, Leduc, AB

This 1790+ sq. ft. of total living space, rear-detached single-family home includes 9 ft.- 10 ft & 20 ft ceilings, with open to above & spacious living areas. Located near parks, schools, shopping, & trails, this home offers convenience and lifestyle. This house offers 22 pocket wide home on a regular lot, 3 bed & 2 full bath up-stairs, plus one bed and one full bath on the main floor. Further 765+ sq. ft. & up to 3 bed and up to 2 bath legal basement suit that can be added for an additional cost. Please Note: Photos shown may be from previously sold homes with similar layouts and finishes, provided for reference purposes only. Actual layout, finishes, and details may vary based on the availability of colors, materials, and other factors.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464114  |
| Price          | \$499,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,721     |
| 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 | Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                                                                                                                                                                                       |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                               |
| Appliances        | Garage Control, Garage Opener, Hood Fan, See Remarks, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                                                      |
| Fireplace         | Yes                                                                            |
| Fireplaces        | Remote Control, Wall Mount                                                     |
| Stories           | 2                                                                              |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Not Fenced, Not Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 81            |



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Listing information last updated on November 4th, 2025 at 11:17am MST