

Courtesy Of Francine Allan Of Maxwell Heritage Realty

## **\$405,000 - 169 Robinson Drive, Leduc**

MLS® #E4465842

**\$405,000**

3 Bedroom, 2.50 Bathroom, 1,490 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Modern Living In This Beautiful Dolce Vita (Cantiro) Home, Nestled In The Welcoming Community Of Robinson. Step Inside & Be Greeted By The Inviting Warmth Of The Main Floor, Where South-Facing Windows Flood The Open-Concept Space With Natural Sunlight. The Layout Creates A Seamless Flow For Entertaining, Linking The Living Room To The Dining Area, Which Cleverly Incorporates A Built-In Desk/Work Center. The Kitchen, Is Both Stylish & Functional Boasting Clean, White Cabinets, Quartz Countertops, Stainless Steel Appliances & An Energized Island That Is Perfect For Gathering. Retreat Upstairs To The 3 Comfortable Bedrooms. The Primary Bedroom Is A True Sanctuary, Featuring Its Own 4-Piece Ensuite. A Full Family Bathroom & Upstairs Laundry Complete The Second Floor. The Unspoiled Basement, Features A Large Window And Is Ready For Your Custom Development. Enjoy The Best Of Community Living With Walking Paths, A Beautiful Pond, Playground, Tobogganing Hill And The Community Skating Rink, All Within Easy Reach!



Built in 2017

### **Essential Information**

MLS® #                    E4465842

Price                        \$405,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,490
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	169 Robinson Drive
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1G5

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 14th, 2025
-------------	---------------------

Days on Market	1
----------------	---

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 November 15th, 2025 at 1:02am MST