

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 | 4                   |
| Zoning         | Zone 81             |

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Listing information last updated on November 18th, 2025 at 6:17am MST