

## \$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	6
Zoning	Zone 81

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