

## \$435,900 - 262 Robinson Dr, Leduc

MLS® #E4446575

**\$435,900**

3 Bedroom, 2.50 Bathroom, 1,418 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to this polished open floor plan home in popular Robinson. This lovely home boasts a bright kitchen with granite counters, eating bar, SS appliances and tons of natural lighting. The dining area and living room area is enhanced by the wall mounted fireplace. The rear entry leads to a raised deck with gas BBQ hookup, overlooking the landscaped / fenced rear yard. The upper floor provides 3 beds, main bath, laundry area, and spacious master-bed with a 3 pce ensuite & walk-in closet. The basement is ready for your finishing touches. Double detached garage completes the package. A pleasure to show.

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4446575      |
| Price          | \$435,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,418         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 262 Robinson Dr |
| Area        | Leduc           |
| Subdivision | Robinson        |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 0S7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | HRV System             |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Wall Mount                                                                                        |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                  |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stone, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 42             |
| Zoning         | Zone 81        |

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Listing information last updated on August 18th, 2025 at 12:32am MDT