

## \$625,900 - 327 Roberts Wynd, Leduc

MLS® #E4451378

**\$625,900**

5 Bedroom, 4.00 Bathroom, 2,160 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to Robinson in Leduc, one of the fastest growing communities in the greater YEG area. Step into this stunning 6-bedroom, 4-bathroom home featuring an impressive open-concept layout and soaring high ceilings, perfect for modern living and entertaining. The main living space is filled with natural light, highlighting a main floor bedroom and full four-piece bath. The sleek stainless-steel appliances in a thoughtfully designed kitchen with ample storage and workspace. This property includes a Separate entrance to the 2 BEDROOM LEGAL SUITE, offering flexibility for extended family, guests, or potential rental income. Each bedroom is generously sized, and the bathrooms feature contemporary finishes that provide both style and comfort. With its modern aesthetic and functional design, this home is a perfect blend of luxury and practicality. Close access to the Edmonton international airport and all major shopping amenities!

Built in 2023

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451378  |
| Price     | \$625,900 |
| Bedrooms  | 5         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 2,160                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 327 Roberts Wynd |
| Area        | Leduc            |
| Subdivision | Robinson         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 1P9          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                              |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Insert                                                                                                                 |
| Stories           | 3                                                                                                                      |
| Has Suite         | Yes                                                                                                                    |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                             |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 81          |

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Listing information last updated on August 16th, 2025 at 8:47pm MDT