



234 Robinson Drive Leduc Alberta

\$397,500

Lovingly maintained by its original owner, this townhome delivers rare flexibility, personality, and comfort all without condo fees. Located on a quiet, wide street across from a playground and scenic pond trails, ideal for young families, morning walkers, and anyone who values outdoor space without the upkeep, this property offers the perfect blend of privacy and accessibility. School bus pickup is right outside, and Christ the King School (Gr. 9-12) is just down the road. Beyond the neighborhood, you're minutes from Edmonton International Airport, Costco, outlet shopping, and an easy commute to Edmonton. The tiled front entry welcomes you with a built-in bench and coat storage, opening into a light-filled living room with hardwood flooring. The kitchen features lots of cabinet space, granite countertops, and a powered island, with ample dining space for family meals or entertaining. A powder room off the rear entry adds everyday convenience. Step outside to your 10x8 treated deck, leading to a fully enclosed solarium. Used year-round for hosting or relaxing, this space expands your home in a way few townhomes can. The low-maintenance walkway, deckboard under the solarium and gazebo, and double detached garage show that every inch of this home has been planned and is ready for your enjoyment without extra chores. Upstairs, the second level features two bedrooms, a full bath, and a laundry room with upper cabinetry. The front bedroom offers a walk-in closet and south-facing balcony overlooking the park a charming retreat for early risers or kids. The rear primary suite includes another walk-in, built-in reading lights with USB ports, and its own 4-piece ensuite. The third-floor bonus room is a highlight the perfect family moving room, and/or flooded with natural light, with window nooks perfect that could be home to desks (dedicated work space) or creative corners, and...

Bedroom 10.50 Ft x 11.83 Ft

Laundry room 6.50 Ft x 6.08 Ft

Primary Bedroom 11.33 Ft x 12.08 Ft

4pc Bathroom Measurements not available

Recreational Games Room, REAL FORS 20 and the REAL FORS 20

Living room 14.42 Ft x 11.08 Ft

Furnace 14.00 Ft x 8.00 Ft

Bedroom 10.00 Ft x 8.67 Ft

Living room 10.75 Ft x 13.25 Ft

Other 5.83 Ft x 7.00 Ft

Eat In Kitchen 14.25 Ft x 10.00 Ft

2pc Bathroom

Listing Presented By:



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Sauna Measurements not available

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available