



## Leduc Alberta

\$625,000

Welcome to Robinson! This spacious 2,569 sqft home features a LEGAL 2 BEDROOM BASEMENT SUITE and sits on a large corner lot, offering ample parking for guests and tenants. Enjoy outdoor living on the oversized deck overlooking the generous backyard—ideal for kids to play. The main floor offers 1,163 sqft of OPEN-CONCEPT living with 9' ceilings, large windows for NATURAL LIGHT, a LARGE walk-in pantry, and ABUNDANT STORAGE. Upstairs, you'll find 1,406 sqft, including a MASSIVE PRIMARY SUITE with a walk-in closet and a luxurious 5-piece ensuite. Down the hall are two roomy kids' bedrooms, a 4-piece bath, a laundry room, and a HUGE BONUS ROOM perfect for family movie nights or a kids' play zone. The LEGAL, PROFESSIONALLY BUILT basement suite stands out with 9' CEILINGS, 900+ SQFT of living space, two LARGE bedrooms, a SPACIOUS living room, a full kitchen, its own LAUNDRY, and two big STORAGE areas—making it an excellent mortgage helper or INCOME-GENERATING RENTAL. (id:6769)

Bedroom 4 11' x 10'8"

Bedroom 5 11'4" x 10'9"

Second Kitchen 12'6" x 11'

Living room 16'3" x 17'1"

Dining room 9'11" x 11'11"

Kitchen 10'4" x 15'9"

Primary Bedroom 15'1" x 18'1"

Bedroom 2 11'10" x 10'8"

Bedroom 3 11'10" x 11'

Bonus Room 17'8" x 19'1"

Listing Presented By:



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