

# \$405,000 - 386 Roth Street, Leduc

MLS® #E4463029

**\$405,000**

4 Bedroom, 3.50 Bathroom, 1,440 sqft  
Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to Robinson, one of Leduc’s most sought-after neighbourhoods! Built by Dolce Vita Homes, this beautifully finished 2-storey offers 3+1 bedrooms, 4 baths, & a developed basement designed for comfort and convenience. The open-concept main floor features rich espresso cabinetry, granite counters, stainless appliances, pendant lighting, & a large island—perfect for family meals or entertaining. The bright living area flows seamlessly into the kitchen & dining space, while the deck offers relaxing views of the park and lake. Upstairs, the primary suite includes a JUILET BALCONY, walk-in closet, & a private ensuite with oversized stand-up shower. Two additional bedrooms, a full bath, & UPPER-FLOOR LAUNDRY make daily living easy. The FINISHED BASEMENT adds a cozy family/media room, 4th bedroom, & full bath. Enjoy year-round comfort with A/C, R-60 insulation for energy efficiency, & a no-maintenance yard complete with deck & double garage. Steps to Ruddy Park & walking trails. This home has it all!

Built in 2015

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4463029  |
| Price  | \$405,000 |



|                |                      |
|----------------|----------------------|
| Bedrooms       | 4                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,440                |
| Acres          | 0.00                 |
| Year Built     | 2015                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 386 Roth Street |
| Area        | Leduc           |
| Subdivision | Robinson        |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 0S6         |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Vinyl Windows, HRV System |
| Parking Spaces | 4                                                                                                                                    |
| Parking        | Double Garage Detached                                                                                                               |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                     |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, |

Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby

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

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Caledonia              |
| Middle     | Leduc Jr High          |
| High       | Christ The King School |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 81            |

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Listing information last updated on October 30th, 2025 at 5:02pm MDT