# \$439,900 - 280 Rolston Wynd, Leduc

MLS® #E4423313

#### \$439,900

3 Bedroom, 2.50 Bathroom, 1,404 sqft Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to this EXQUISITE 2-Storey, 2019 property located in the desirable community of Robinson. Boasting over 1400+ sq.ft. of LUXURIOUS FINISHINGS by BEDROCK HOMES. The main floor features a gorgeous kitchen with TWO TONED CABINETS, LIGHT **GRANITE COUNTERTOPS. STAINLESS** STEEL APPLIANCES & a WALK-IN-PANTRY. The spacious LIVING ROOM showcases huge windows for an abundance of natural light & is perfect for entertaining family & friends with an ELECTRIC FIREPLACE for cozy winter evenings. A 2-pc bathroom leads to the backdoor completing this level. Main floor has VINYL PLANK flooring throughout. Upstairs the primary bedroom is a great size with a 4-piece ENSUITE with shower, double sinks & a WALK-IN-CLOSET. Two more impressive bedrooms, another 4-piece bathroom with tub/shower combo and laundry room. DOUBLE DETACHED GARAGE (Sep 2023) to park your cars securely. NEW DECK and FENCE. Close to walking trails, a lake, green spaces and an ice-skating rink. A must see! Move in ready!





Built in 2019

#### **Essential Information**

| MLS® # | E4423313  |
|--------|-----------|
| Price  | \$439,900 |

| Bedrooms       | 3                      |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,404                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 280 Rolston Wynd |
|-------------|------------------|
| Area        | Leduc            |
| Subdivision | Robinson         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 1L1          |

## Amenities

| Amenities | On Street Parking, Deck, Front Porch, No Smoking Home, Parking-Extra |
|-----------|--|
| Parking   | Double Garage Detached   |

### Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave<br>Hood Fan, 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   |

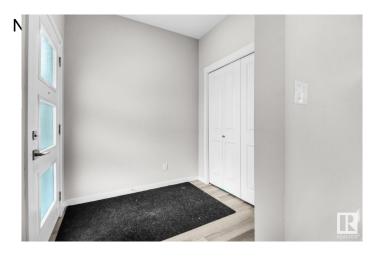
## Exterior

| Exterior          | Wood, Stone, Vinyl   |
|-------------------|--|
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Low Maintenance |

|              | Landscape,       | Playground |
|--------------|------------------|------------|
|              | Shopping Nearby  |            |
| Roof         | Asphalt Shingles |            |
| Construction | Wood, Stone      | , Vinyl    |
| Foundation   | Concrete Per     | imeter     |

#### **Additional Information**

| Date Listed    | February 28th, 2025 |
|----------------|---------------------|
| Days on Market | 63                  |
| Zoning         | Zone 81             |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 1:02am MDT