

## **\$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
Type	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 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 N
	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 28th, 2025
Days on Market	69
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 7th, 2025 at 10:02pm MDT