# \$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

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

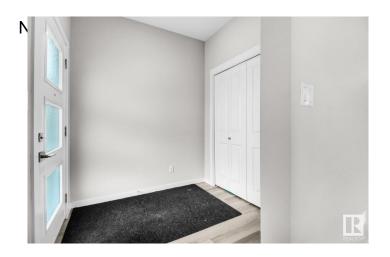
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 28th, 2025

Days on Market 61

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 April 30th, 2025 at 3:32am MDT