

## \$479,000 - 14 Rolston Court, Leduc

MLS® #E4451712

**\$479,000**

4 Bedroom, 3.50 Bathroom, 1,803 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

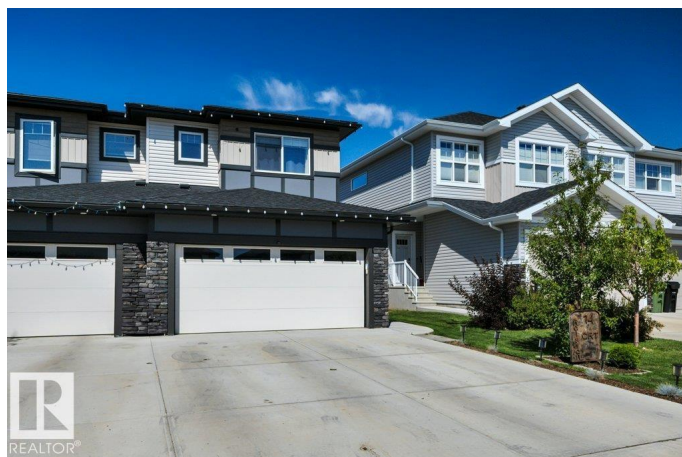
Discover the perfect blend of space, comfort, and functionality in this beautifully finished 4-bedroom, 3.5-bathroom home. Thoughtfully designed for modern living, this property offers everything you needâ€”inside and out. Step into a welcoming main floor living room filled with natural light, ideal for relaxing or entertaining. The open-concept layout flows seamlessly into the kitchen and dining area, making daily living and hosting a breeze. This home includes two versatile bonus roomsâ€”one located upstairs and another in the fully finished basementâ€”perfect for a gym, playroom, or dedicated TV room for viewing parties. Downstairs, a stylish wet bar adds a touch of luxury and convenience. The spacious primary suite features a private ensuite bath complete with a large soaking bathtub, perfect for unwinding at the end of the day. The additional bedrooms are generously sized, and the 3.5 bathrooms provide plenty of space for family and guests. With ample storage throughout, staying organized is effortless.

Built in 2020

### Essential Information

MLS® # E4451712

Price \$479,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,803
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	14 Rolston Court
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L1

### Amenities

Amenities	Off Street Parking, Fire Pit, Smart/Program. Thermostat, Vinyl Windows, Wet Bar
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplaces	Insert, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 7th, 2025
Days on Market	4
Zoning	Zone 81

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Listing information last updated on August 11th, 2025 at 11:02am MDT