

\$444,900 - 280 Rolston Wynd, Leduc

MLS® #E4423313

\$444,900

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 | \$444,900 |



| | |
|----------------|------------------------|
| 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 |

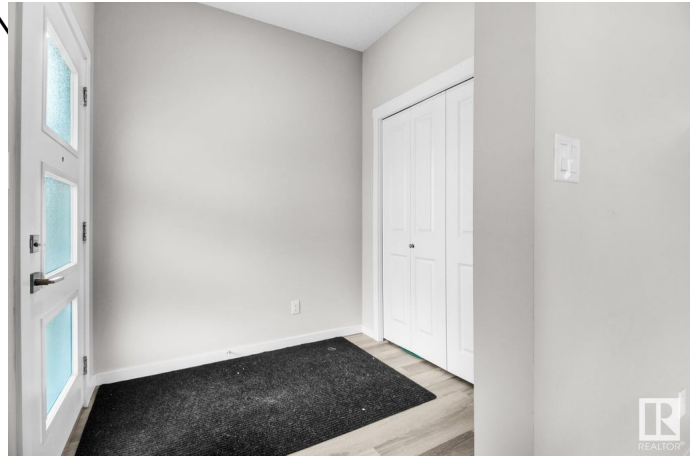
Exterior

| | |
|-------------------|--|
| 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 38
Zoning Zone 81



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Listing information last updated on April 7th, 2025 at 6:32am MDT