

## \$499,900 - 300 Rolston Wynd, Leduc

MLS® #E4434147

**\$499,900**

5 Bedroom, 4.00 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Beautiful family home in the Robinson neighbourhood of Leduc. This home sits on a corner lot only steps to schools, parks, transit and water features! 3 bedrooms up with a huge ensuite and upstairs laundry. Main floor features a large den, chef's kitchen with stainless steel appliances, walk in pantry and quartz countertops, family and dining rooms with gas fireplace. Basement is fully developed with two bedrooms and additional bathroom. Side entrance allows for AirBNB or legal suite development in the future. Detached double garage and deck to enjoy summer BBQs!

Built in 2017

### Essential Information

MLS® #	E4434147
Price	\$499,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,711
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey



Status	Active
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## Community Information

Address	300 Rolston Wynd
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1G5

## Amenities

Amenities	On Street Parking, Deck, HRV System
Parking	Double Garage Detached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	Zone 81

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