

## \$519,900 - 241 Rolston Wynd, Leduc

MLS® #E4431009

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,687 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home, perfect for families or those seeking extra space and style! Thoughtfully designed and meticulously maintained, this home is truly better than new. Spacious Open Concept living area with modern vinyl plank flooring throughout Electric fireplace adds a cozy touch to the stylish great room Bright kitchen with contemporary finishes and plenty of storage Main floor den/home office – perfect for working remotely or study space. SEPARATE SIDE ENTRANCE to the basement – suite potential! Unfinished basement awaiting your creativity – rental suite, rec room, gym, or more! Bonus room upstairs – ideal for a playroom, media lounge, or extra family room Primary suite with walk-in closet and elegant ensuite 2.5 bathrooms designed with modern fixtures and finishes Immaculate condition – just move in and enjoy! This home offers a perfect balance of functionality and modern comfort, located in a growing, family-friendly neighborhood.

Built in 2022

### Essential Information

MLS® # E4431009

Price \$519,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,687
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	241 Rolston Wynd
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N1

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Landscaped, No Back Lane,

	Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	18
Zoning	Zone 81

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Listing information last updated on May 3rd, 2025 at 5:47am MDT