

## \$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.

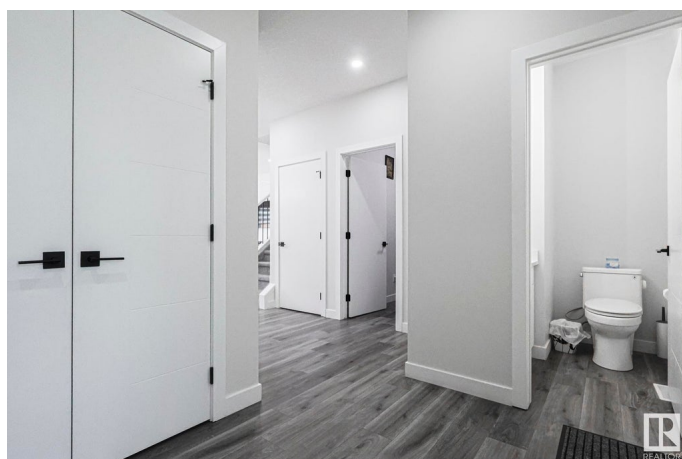
Built in 2022

### 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 | 5                |
| Zoning         | Zone 81          |

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Listing information last updated on April 19th, 2025 at 10:32pm MDT