

## \$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

### 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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on May 8th, 2025 at 5:32pm MDT