

## \$471,900 - 244 Rolston Wynd, Leduc

MLS® #E4457459

**\$471,900**

4 Bedroom, 2.50 Bathroom, 1,776 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Well-maintained with a UNIQUE FLOORPLAN, this CUSTOM FINISHED 2-storey SINGLE FAMILY DETACHED home is located in the PRESTIGE community of Leduc. Designed for both comfort and functionality, it features a MAIN FLOOR BEDROOM, SEPARATE SIDE ENTRY, and a DOUBLE DETACHED GARAGE. The inviting LIVING AREA boasts a striking FIREPLACE-FEATURE WALL and a CUSTOM CEILING above, while the show-stopper U-SHAPE KITCHEN offers exceptional space for cooking and entertaining. Upstairs, you'll find 3 spacious BEDROOMS, a versatile BONUS AREA, 2 FULL WASHROOMS, and a SEPARATE LAUNDRY AREA. ALL LANDSCAPING & FENCING are complete, and every detail has been upgraded with PREMIUM finishes throughout.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457459  |
| Price      | \$471,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,776                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 244 Rolston Wynd |
| Area        | Leduc            |
| Subdivision | Robinson         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 1N1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                         |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stone, Vinyl                                                         |
| Foundation        | Slab                                                                       |

### Additional Information

Date Listed September 12th, 2025

Days on Market 3

Zoning Zone 81

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Listing information last updated on September 14th, 2025 at 11:02pm MDT