

## \$459,900 - 264 Rolston Wynd, Leduc

MLS® #E4449738

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,638 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to this beautifully designed home in the safe, family-friendly community of Robinson. Features a spacious front foyer and rear mudroom for added storage and everyday convenience. The designer kitchen boasts grey quartz countertops, a white backsplash, ceiling-height white cabinets, and a large island with eating bar. Upstairs, the bright primary suite offers a walk-in closet and ensuite with dual sinks and quartz counters. A central bonus room adds privacy between the primary and two secondary bedrooms, both with large windows. For added convenience, laundry is located on the second floor. Completing this fantastic home is a double detached garage, all set in a welcoming neighbourhood known for its parks, playgrounds, and strong community feel.

Built in 2022

### Essential Information

MLS® #	E4449738
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,638
Acres	0.00



Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	264 Rolston Wynd
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N1

### Amenities

Amenities	No Smoking Home
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Level Land, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 25th, 2025
Days on Market	6

## Zoning

## Zone 81

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