

## \$425,000 - 296 Rolston Wynd, Leduc

MLS® #E4443091

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,562 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome Home! This beautifully maintained 3-bedroom, 3-bathroom two-storey home is perfect for families seeking comfort, style, and convenience. Featuring a spacious layout, the main floor offers an inviting living room with a cozy fireplace, a bright and functional kitchen with granite countertops, ample cabinet space, and a convenient 2-piece powder room for guests. Upstairs, you'll find a generous primary suite complete with a 4-piece ensuite and a walk-in closet, along with two additional bedrooms and a full 4-piece bathroom—ideal for kids or guests. The unfinished basement provides a blank canvas to create your dream space—whether it's a home gym, rec room, or extra bedroom. Enjoy a maintenance-free yard, perfect for relaxing or entertaining, and benefit from the double garage for added convenience. Located near several parks and green spaces, this home offers a great balance of nature and suburban living. Don't miss your chance to own this fantastic family home in a desirable community!

Built in 2018

### Essential Information

MLS® # E4443091

Price \$425,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,562
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	296 Rolston Wynd
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9G 1G5

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	13
Zoning	Zone 81

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Listing information last updated on July 2nd, 2025 at 8:47pm MDT