

## \$425,000 - 286 Rolston Wynd, Leduc

MLS® #E4427762

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,434 sqft  
Single Family on 0.00 Acres

Robinson, Leduc, AB

This amazing half duplex is the perfect home for your growing family, situated in the family friendly community of Robinson and walking distance to various parks and trails with no Condo/Maintenance Fee! The beautiful, open concept floor plan offers an enormous front and back window allowing for maximum natural light, modern finishes in the kitchen with a huge island, ideal for entertaining. The second floor offers a primary bedroom with a walk-in closet and an ensuite, along with two generously sized bedrooms and another full bath and a convenient laundry. The unfinished basement with a separate entrance offers potential for a secondary suite, ready for your personal touch. This duplex is ideal for families and first-time home buyers, don't miss it!

Built in 2019

### Essential Information

MLS® #	E4427762
Price	\$425,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,434
Acres	0.00



Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	286 Rolston Wynd
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1G5

### **Amenities**

Amenities	Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home
Parking	Double Indoor

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 27th, 2025  
Days on Market 7  
Zoning Zone 81



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