

Courtesy Of Francine Allan Of Maxwell Heritage Realty

\$474,000 - 1 Rolston Court, Leduc

MLS® #E4434881

\$474,000

4 Bedroom, 3.50 Bathroom, 1,797 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome To Your Dream Home In Leduc! This Bright & Cheerful Dolce Vita Built Residence Offers 2400+ Sq Ft Of Developed Living Space Across 3 Levels. Enjoy 4 Bedrooms, 3.5 Baths, Stunning Quartz Countertops Throughout & Luxury Vinyl Flooring On The Main. The Huge Walk-Through Pantry Leads To A Well-Appointed Kitchen With A Designer Hood Fan, Built-In Microwave, Quality SS Appliances & Stylish Tile Backsplash. South & East Windows Boast Incredible Views Of The Local Farmers Field (Cow Sightings Possible!). Upstairs Features A Bonus Room (aka Princess Playroom), Primary Suite With A Gorgeous Ensuite, 2 More Bedrooms, Another Full Bathroom & Laundry. The Builder-Finished Basement Has A SEPARATE SIDE DOOR And Offers The Same High-Quality Finishes, Including A 4-Piece Spa Bathroom With An Oversized Soaker Tub & Tile Shower With Bench And Shampoo Niche. The Spacious Backyard With An Expanded 24 X 11 Deck Is Perfect For Family Fun. Experience Quality, Beauty, & Charm In One Of Leduc's™ Premiere Neighborhoods

Built in 2020

Essential Information

MLS® # E4434881

Price \$474,000



| | |
|----------------|---------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,797 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 1 Rolston Court |
| Area | Leduc |
| Subdivision | Robinson |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1L1 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, HRV System |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Landscaped, No Back Lane, Playground Nearby, Private Setting |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 30 |
| Zoning | Zone 81 |

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Listing information last updated on June 6th, 2025 at 1:32pm MDT