

\$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	24
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 13th, 2025 at 7:32pm MDT