

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

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 June 6th, 2025 at 9:48am MDT