

\$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	40
Zoning	Zone 81

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