

# \$465,500 - 236 Rolston Wynd, Leduc

MLS® #E4412265

**\$465,500**

4 Bedroom, 3.00 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

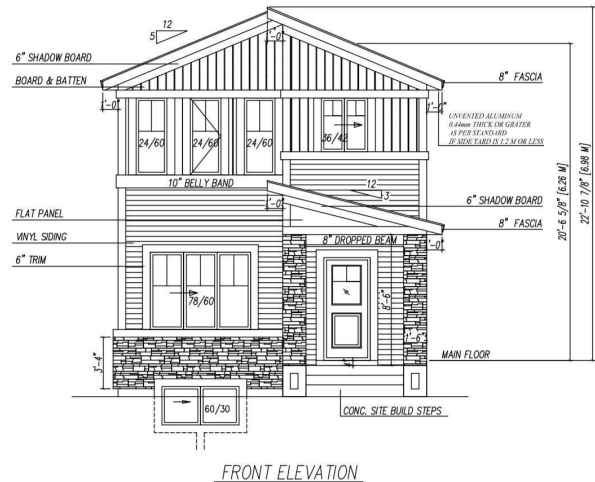
Robinson, Leduc, AB

Welcome to Your dream Home in Robinson, Leduc ,Located just 5 minutes from the international airport and the new airport shopping mall, this stunning new construction offers exceptional value and luxury. This beautiful home features a versatile main floor bedroom and full bathroom, perfect for multi-generational living or a home office. The open layout includes a spacious great room and chef's kitchen, ideal for entertaining. Upstairs, you'll find a large family room, two generous bedrooms, two full bathrooms, and a convenient laundry area plus bonus room perfect for growing families. The unfinished basement with a separate entry offers potential for personalization, making this home a great choice for first time homebuyers ,large families and investors. Great opportunity for job to be customize.

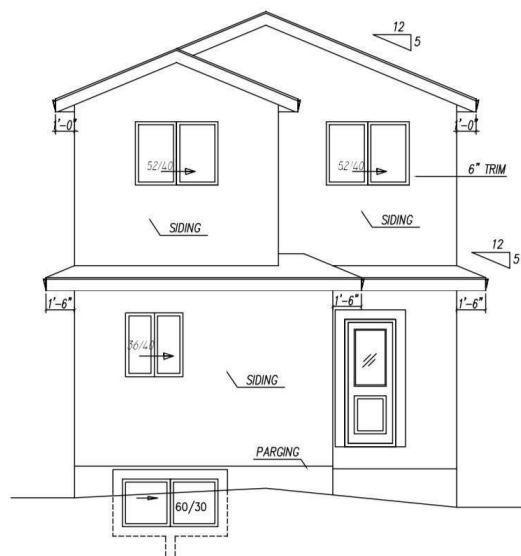
Built in 2024

## Essential Information

MLS® #	E4412265
Price	\$465,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,636
Acres	0.00



FRONT ELEVATION



REAR ELEVATION

Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	236 Rolston Wynd
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N1

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Parking Pad Cement/Paved

### **Interior**

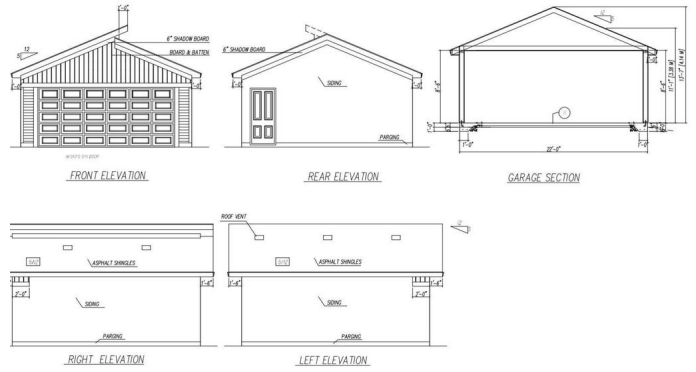
Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, See Remarks
Exterior Features	Airport Nearby, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 31st, 2024
Days on Market	132



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Listing information last updated on March 12th, 2025 at 2:47pm MDT