

# \$440,000 - 264 Rolston Wynd, Leduc

MLS® #E4449738

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,638 sqft  
Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to this beautifully designed home in the safe, family-friendly community of Robinson. Features a spacious front foyer and rear mudroom for added storage and everyday convenience. The designer kitchen boasts grey quartz countertops, a white backsplash, ceiling-height white cabinets, and a large island with eating bar. Upstairs, the bright primary suite offers a walk-in closet and ensuite with dual sinks and quartz counters. A central bonus room adds privacy between the primary and two secondary bedrooms, both with large windows. For added convenience, laundry is located on the second floor. Completing this fantastic home is a double detached garage, all set in a welcoming neighbourhood known for its parks, playgrounds, and strong community feel.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449738  |
| Price          | \$440,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,638     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 264 Rolston Wynd |
| Area        | Leduc            |
| Subdivision | Robinson         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 1N1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                   |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Level Land, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 47              |

## Zoning

## Zone 81

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Listing information last updated on September 9th, 2025 at 11:02pm MDT