

## \$479,000 - 14 Rolston Court, Leduc

MLS® #E4451712

**\$479,000**

4 Bedroom, 3.50 Bathroom, 1,803 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

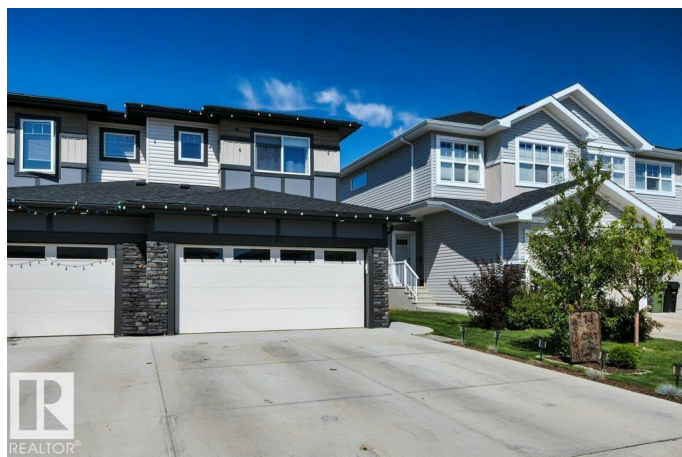
Discover the perfect blend of space, comfort, and functionality in this beautifully finished 4-bedroom, 3.5-bathroom home. Thoughtfully designed for modern living, this property offers everything you needâ€”inside and out. Step into a welcoming main floor living room filled with natural light, ideal for relaxing or entertaining. The open-concept layout flows seamlessly into the kitchen and dining area, making daily living and hosting a breeze. This home includes two versatile bonus roomsâ€”one located upstairs and another in the fully finished basementâ€”perfect for a gym, playroom, or dedicated TV room for viewing parties. Downstairs, a stylish wet bar adds a touch of luxury and convenience. The spacious primary suite features a private ensuite bath complete with a large soaking bathtub, perfect for unwinding at the end of the day. The additional bedrooms are generously sized, and the 3.5 bathrooms provide plenty of space for family and guests. With ample storage throughout, staying organized is effortless.

Built in 2020

### Essential Information

MLS® # E4451712

Price \$479,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,803         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14 Rolston Court |
| Area        | Leduc            |
| Subdivision | Robinson         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 1L1          |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Fire Pit, Smart/Program. Thermostat, Vinyl Windows, Wet Bar |
| Parking   | Double Garage Attached                                                          |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplaces        | Insert, Mantel                                                                                                                        |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 81          |

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Listing information last updated on August 12th, 2025 at 1:32am MDT