

Courtesy Of Kevin B Doyle Of RE/MAX Elite

## \$399,900 - 15 Rolston Court, Leduc

MLS® #E4464336

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

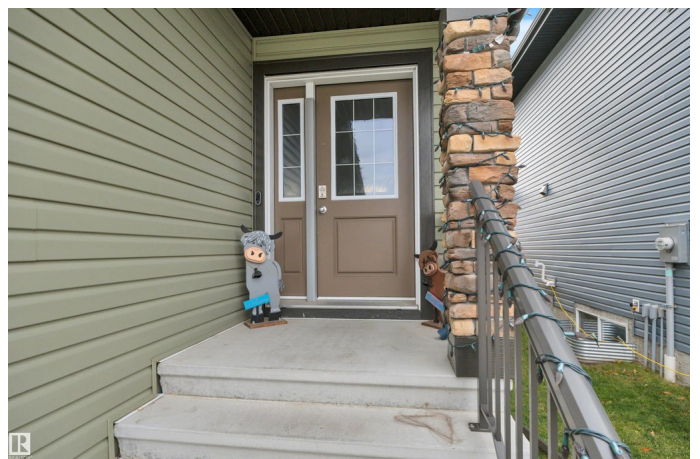
**ABSOLUTE STUNNER! A/C & HEATED GARAGE! BETTER THAN NEW! 27' DEEP GARAGE!** This 1413 sq ft 3 bed, 2.5 bath Bedrock duplex shows a 10, and is a mix of rustic charm with modern flair! Feat: vinyl plank flooring, quartz countertops throughout, electric fireplace, S/S appliances, large composite deck, plush carpets & more! Traditional open concept design features a beautiful kitchen w/ white subway tile backsplash, massive island for meal prep & entertaining, & big windows for ample natural light. Upstairs brings 3 large bedrooms for the kids or home office, including the primary bed w/ walk in closet & 3 pce ensuite. Additional 4 pce bath w/ linen storage. The basement is partially finished, w/ exterior walls drywalled, storage room (future bathroom) & room for a 4th bed or use as a large rec room. Tons of storage in your oversized garage too; deep enough to fit your half ton! Beautiful backyard w/ shed, trees, & fully fenced & landscaped. Wonderful move in ready home & priced to move; a must see!

Built in 2019

### Essential Information

MLS® # E4464336

Price \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,414         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 15 Rolston Court |
| Area        | Leduc            |
| Subdivision | Robinson         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 1L1          |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Air Conditioner, Deck, Vinyl Windows       |
| Parking   | Heated, Over Sized, Single Garage Attached |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Fireplace         | Yes                                                                                                                                             |
| Fireplaces        | Wall Mount                                                                                                                                      |
| Stories           | 2                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                                        |

### Exterior

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

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 81            |

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Listing information last updated on November 5th, 2025 at 2:32pm MST