

## \$469,000 - 14 Rolston Close, Leduc

MLS® #E4445958

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome To This Gorgeous Dolce Vita Built (Cantiro) Home, Where Modern Design Meets Comfort. The Spacious, Tiled Foyer Offers A Practical & Versatile Flex Space. Come In From The 18'6" X 25'4" Deep Garage, With Quick Access To A Half Bath & Short Flight Of Stairs That Lead You To The Heart Of The Home- The Living Room Featuring An Open-To-Above Ceiling & Expansive Triple-Pane Windows, Providing A Peaceful View Of The Adjacent Green Space & Flood The Room With An Abundance Of Natural Light. A Cozy Gas Fireplace Is Perfect For Those Chilly Afternoons, While The Kitchen Is A Delight, Boasting Maple Cabinets, Granite Countertops, & Timeless, Neutral Subway Tile Backsplash. Complete With Four S/S Appliances & An Energized Island With An Eating Bar. The Dining Room Offers Continuous Views & Direct Access To The Deck, Which Includes A Gas Line Hook-Up For Your BBQ. This Vibrant Community Features Walking Paths, A Picturesque Pond, & Playground For The Littles, Plus It's A Quick Walk To The Community Skating Rink

Built in 2015

### Essential Information

MLS® # E4445958

Price \$469,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	14 Rolston Close
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1G6

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	5
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 9th, 2025 at 4:47pm MDT