

1396 SQ FT
44 Rolston Close



ROBINSON SHOWHOME

30 Roberts Close, Leduc
780.980.8506
robinson@bedrockhomes.ca

Job # ROB-0-033724
Lot 46, Block 6, Plan 152-0051

DETAILS

- Former Showhome on quiet street! Includes front and back landscaping, air conditioning, security system, deck, rear developer fence, and more!
- No rear neighbors! Green space, walking trails, outdoor hockey rink, and toboggan hill ALL outside your backyard!
- Attractive flooring and banjo style island.
- Window coverings and some furniture included.
- Upgraded stub wall to railing with metal spindles on main floor.
- TWO master bedrooms, each with own walk-in closet and full 4 piece ensuite, separated by bonus room.
- 6 appliances included.
- Conveniently located main floor laundry.
- Convenient corner pantry with four shelves.
- Built-in display shelves in spacious front entry.
- Soffit plug with Christmas light switch.
- 9' basement foundation for future development.
- Triple Pane low E argon filled Energy Star rated windows.
- Heat Recovery Ventilator, high efficiency furnace and hot water tank.
- Two overhead garage door remotes included.
- In the Robinson community featuring a beautiful pond with water fountain feature.

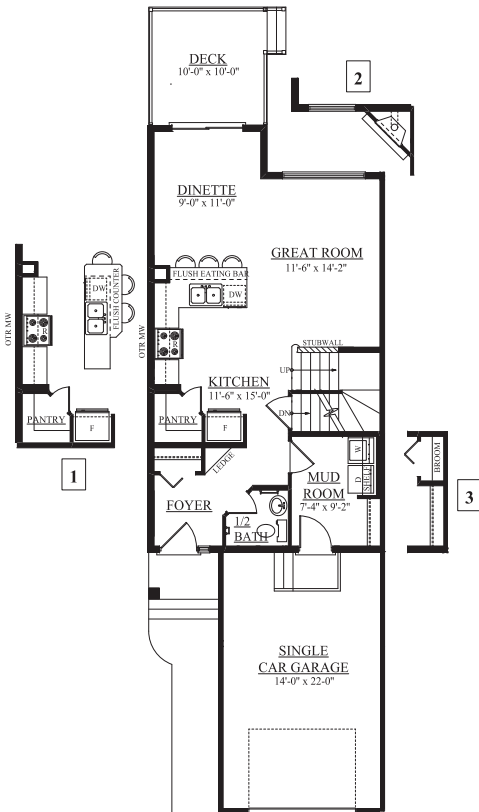
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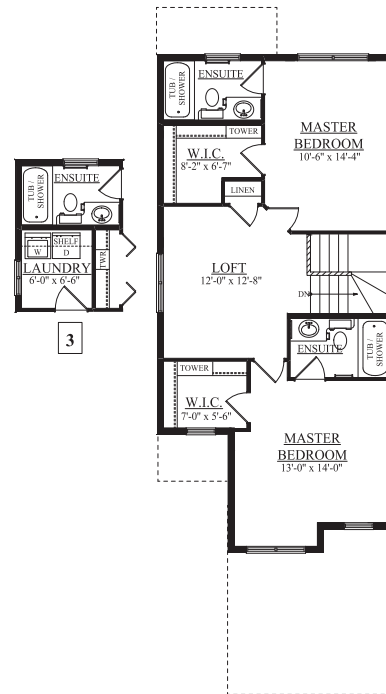
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Main Floor
680 SQ FT



Second Floor
716 SQ FT