

## The Avery (Ashton)

1761 SQ FT

6 Rolston Close

Leduc, Alberta



- 4 Bedrooms, 2.5 bath duplex with a bonus room and double car front attached garage
- Main floor laundry in mudroom
- Vinyl on main floor, tile in 2nd floor baths and mudroom
- Kitchen features pendant and pot lights, maple cabinets, pot and pan drawer, and 1- 1/4" quartz countertops w/glass tile backsplash
- Upgraded railing and metal spindles on main and 2nd floor
- Upgraded faucets
- Master bedroom 4 -pc ensuite features shower and 6' soaker tub
- Main floor den with window for lots of natural light
- Very long lot backing toboggan hill and wide open farmer's field
- Includes rear developer fence, 2 garage door openers, and 2 basement windows for plenty of daylight
- Heat recovery ventilator, high efficiency furnace and 50 gallon hot water tank
- Triple pane, low E, Argon-filled Energy Star rated windows
- Driveway and sidewalk are concrete sealed
- Exterior colours include Mitten Sage siding and Mitten Gun Metal Grey board & batten

### Robinson Showhome

44 & 42 Rolston Close, Leduc AB

780.980.8506

robinson@bedrockhomes.ca

Job # ROB-0-033700 Lot 65, Block 6, Plan 152 0051

Notes:

---

---

---

---

---

---

---

**bedrockhomes.ca**

VISIT US AT ANY OF OUR SHOWHOMES!

Monday - Thursday 3-8pm, Weekends & Holidays 12-5PM



# The Avery (Ashton)

1761 SQ FT

6 Rolston Close

Leduc, Alberta



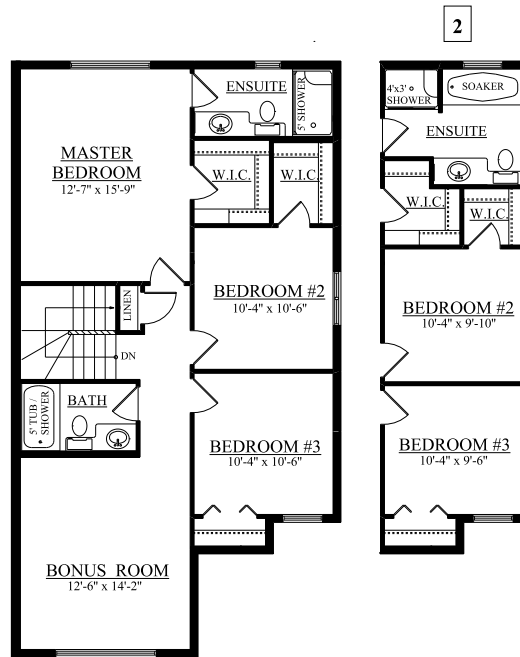
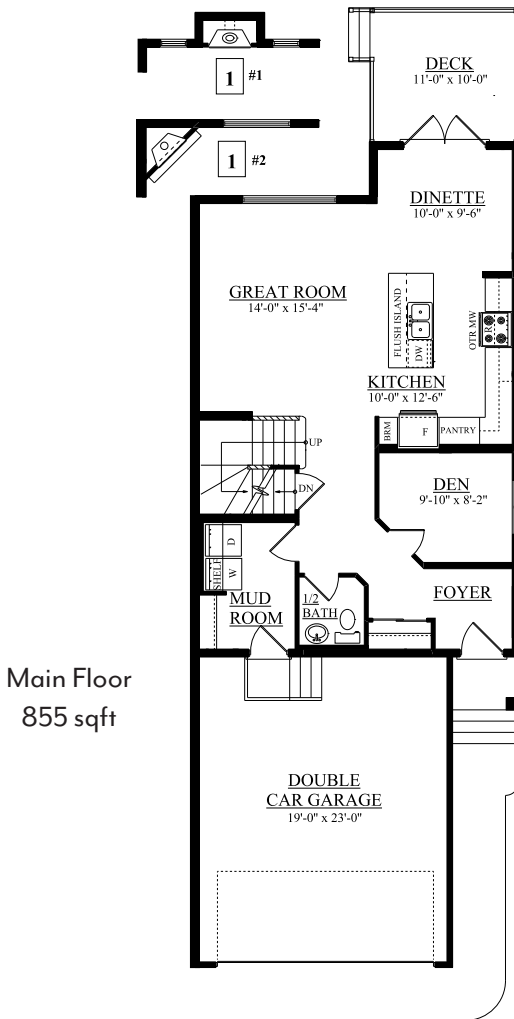
## Robinson Showhome

44 & 42 Rolston Close, Leduc AB

780.980.8506

robinson@bedrockhomes.ca

Job # ROB-0-033700 Lot 65, Block 6, Plan 152 0051



bedrockhomes.ca

VISIT US AT ANY OF OUR SHOWHOMES!

Monday - Thursday 3-8pm, Weekends & Holidays 12-5PM

