



## ROBINSON SHOWHOME

30 Roberts Close, Leduc  
780.980.8506  
robinson@bedrockhomes.ca

Job # ROB-0-033725  
Lot 47, 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!
- Luxurious hardwood floors on main floor and plush carpet on the second floor!
- Window coverings and some furniture items included.
- Upgraded stub wall to railing with metal spindles on main floor.
- Maple kitchen cabinets raised to the ceiling.
- Stainless steel appliances in the kitchen. White washer and dryer in the convenient second floor laundry room - not a laundry "closet"!
- Designer wallpaper feature wall in dining room.
- Beautiful 1 1/4" quartz countertops in L-shaped kitchen with an upgraded glass backsplash!
- Built-in display shelves in spacious front entry.
- 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.
- Soffit plug with Christmas light switch.



**BEDROCK**  
HOMES

# RYDALE ASHBURY

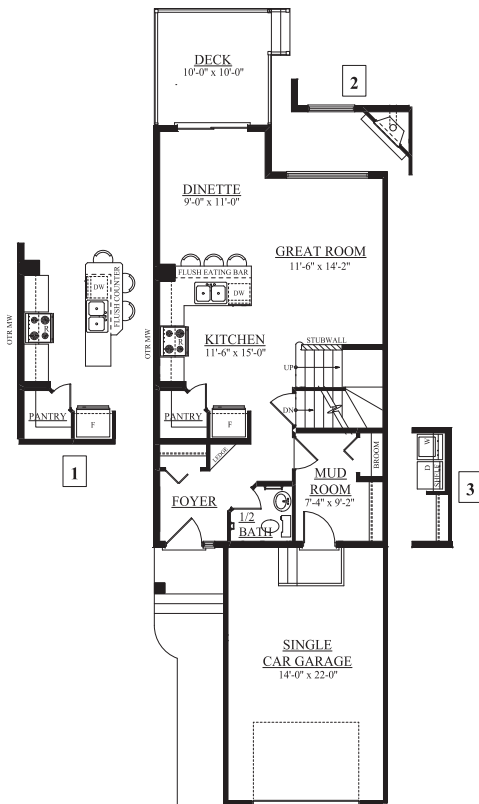
1401 SQ FT  
42 Rolston Close



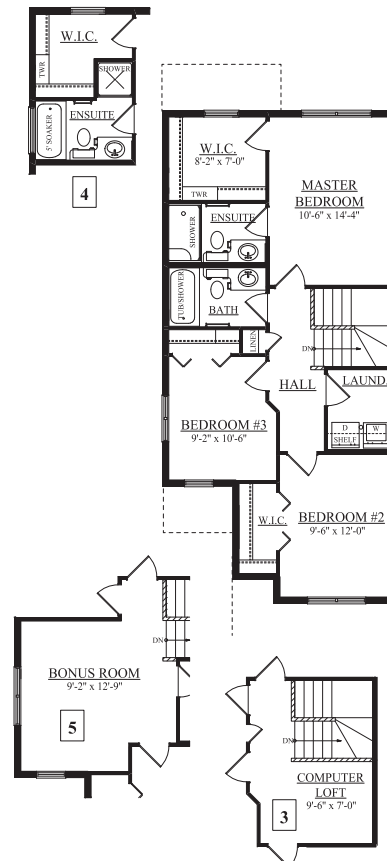
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**Main Floor**  
680 SQ FT



**Second Floor**  
721 SQ FT

BUILT TO LAST \ BEDROCKHOMES.CA

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