

# \$650,000 - 447 Roberts Crescent, Leduc

MLS® #E4451468

**\$650,000**

4 Bedroom, 3.50 Bathroom, 2,204 sqft  
Single Family on 0.00 Acres

Robinson, Leduc, AB

This stunning custom-built 2-storey home offers modern design, a smart layout, and long-term value—just minutes from Edmonton International Airport, shopping, schools, and a rec center. With over 3,000 sq ft living space, it features 4 bedrooms, a main floor den, and 3 full bathrooms. Ideal for families or investors, it includes a fully finished legal basement suite with separate entrance, its own appliances including washer/dryer, and rental income potential. The main floor impresses with an open-to-below living room, tall ceilings, large windows, and a cozy fireplace. The kitchen boasts quartz counters, premium Bosch appliances, and a separate spice kitchen. Upstairs features a luxurious primary suite with walk-in closet and spa-inspired ensuite, plus 3 more bedrooms, 2 bathrooms, and a bonus room. Central A/C for year-round comfort. Enjoy a low-maintenance yard and large deck in a quiet, family-friendly neighborhood. A must-see!

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451468  |
| Price     | \$650,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,204                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 447 Roberts Crescent |
| Area        | Leduc                |
| Subdivision | Robinson             |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1N4              |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                       |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Dryer-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 3                                                                                                                                                  |
| Has Suite         | Yes                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                     |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Vinyl                        |
| Exterior Features | Airport Nearby, Fenced, Landscaped |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Vinyl                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 6th, 2025

Days on Market                17

Zoning                            Zone 81

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Listing information last updated on August 22nd, 2025 at 11:17pm MDT