

# \$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      21

Zoning                 Zone 81

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Listing information last updated on August 27th, 2025 at 5:47pm MDT