

## \$540,000 - 446 Roberts Crescent, Leduc

MLS® #E4461659

**\$540,000**

3 Bedroom, 2.50 Bathroom, 1,985 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to this stunning 1985sq ft two-storey home that perfectly blends style, comfort, and functionality. Featuring a front-attached garage and a thoughtfully designed layout, this home offers 3 spacious bedrooms and 2.5 bathrooms. The bright corner kitchen boasts a large square island overlooking the backyard—perfect for entertaining or family meals. The main floor includes a generous entryway and an inviting family room ideal for relaxing or hosting guests and smart home controls for the light fixtures. Upstairs, the primary suite impresses with a luxurious 5-piece ensuite and an oversized walk-in closet that connects directly to the convenient upstairs laundry room. A large bonus room adds versatile living space, while the secondary bedrooms are big enough to comfortably fit king-sized beds. Outside, enjoy a beautifully landscaped, low-maintenance backyard designed for effortless outdoor living and year-round relaxation. This home offers everything your family needs—style, space, and ease of living.

Built in 2022

### Essential Information

MLS® # E4461659

Price \$540,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,985
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	446 Roberts Crescent
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N4

### Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Gazebo, Hot Tub, Hot Water Natural Gas, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Fenced, No Back Lane, Playground Nearby, Schools, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 10th, 2025
Days on Market	1
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 11th, 2025 at 12:32am MDT