

## \$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

Custom 2-Storey Home | Legal Basement Suite | Prime Location! Beautifully crafted 2-storey home with custom finishes throughout, located just minutes from the Edmonton International Airport, shopping and a scenic pond view just a short walk away! This spacious home offers 4 bedrooms & 4 bathrooms, including a luxurious primary suite with a 5-piece ensuite. The spice kitchen features modern finishes, while the main floor den adds flexibility for work or study. The open-to-below living area boasts a stunning feature wall and fireplace, with high ceilings and natural light through floor bonus room is bright and inviting, perfect for family living. Enjoy comfort year-round with central A/Fully finished legal 1-bedroom basement suite with separate entrance, kitchen, and 3-piece bath—ready to rent! Outside, enjoy the beautifully maintained backyard, spacious deck with cozy sitting area, and gorgeous lighting for evening ambiance. Perfect for first-time buyers or investors—don't miss it!!

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 | 15               |
| Zoning         | Zone 81          |

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Listing information last updated on August 21st, 2025 at 8:32am MDT