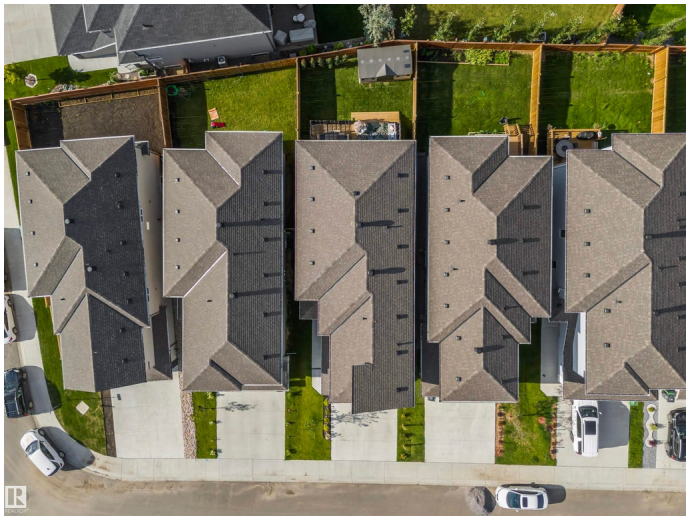
Courtesy Of . Kirandeep Singh And Sant P Sharma Of MaxWell Polaris

# $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 valueâ€”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 23rd, 2025 at 5:47pm MDT