

\$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 18

Zoning Zone 81

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