

\$680,000 - 447 Roberts Crescent, Leduc

MLS® #E4449968

\$680,000

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 2024

Essential Information

MLS® #	E4449968
Price	\$680,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,204
Acres	0.00
Year Built	2024
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
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Gas, Dryer-Two, Refrigerators-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	July 27th, 2025
Days on Market	5
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)
Listing information last updated on August 1st, 2025 at 2:47am MDT