

## \$535,000 - 448 Roberts Crescent, Leduc

MLS® #E4450562

**\$535,000**

3 Bedroom, 2.50 Bathroom, 1,835 sqft  
Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom single family detached home, ideally located in a vibrant and family-friendly neighborhood in Leduc. Built in 2022, this modern home offers a bright and open-concept living area, perfect for entertaining or relaxing with family. The spacious kitchen features stylish cabinetry, quality appliances, and ample counter space. Upstairs, enjoy a large bonus room – ideal for a home office, media room, or play area. The primary suite includes a walk-in closet and a private ensuite. An approved day home setup is a rare and valuable feature, providing an excellent opportunity for home-based childcare services or supplemental income. This home also offers easy access to schools, shopping centers, parks, major commuter routes, and the Edmonton International Airport. Don't miss your chance to own this well-appointed home in one of Leduc's most desirable communities!

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450562  |
| Price     | \$535,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,835                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 448 Roberts Crescent |
| Area        | Leduc                |
| Subdivision | Robinson             |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1N4              |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                                                          |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Fenced, Lake Access Property, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 31st, 2025

Days on Market                18

Zoning                              Zone 81

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Listing information last updated on August 18th, 2025 at 5:17am MDT