

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

MLS® #E4450562

**\$535,000**

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

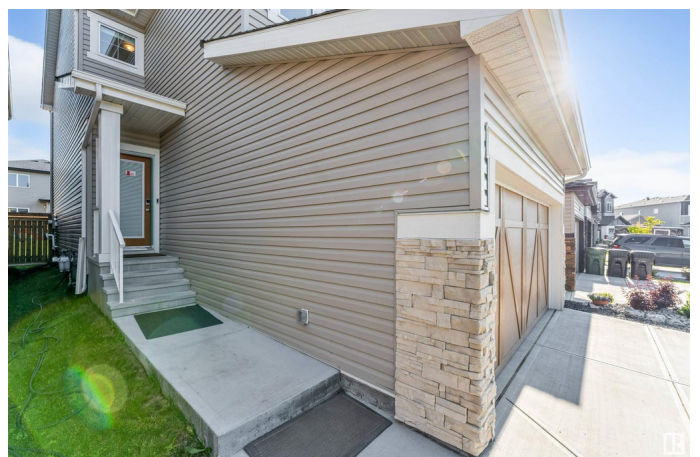
Robinson, Leduc, AB

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      67

Zoning                 Zone 81

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Listing information last updated on October 6th, 2025 at 5:17am MDT