

## \$665,000 - 449 Roberts Crescent, Leduc

MLS® #E4452824

**\$665,000**

7 Bedroom, 3.50 Bathroom, 2,287 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Stunning 7-Bedroom Custom Home with Legal Suite & Day Home Approval! Welcome to this beautifully upgraded, fully custom-built 7-bedroom home, designed with comfort, functionality, and style in mind—perfect for large or multi-generational families! Featuring a legal, fully finished basement suite with a separate entrance. Step inside to discover a spacious open-to-below layout that brings in natural light and creates a grand atmosphere. The main floor includes a well-sized bedroom, ideal for parents or grandparents, or easily converted into a home office. Enjoy upgraded lighting throughout, stylish feature walls in the master bedroom and bonus room, and a cozy fireplace with a tiled surround in the living area. The gourmet kitchen is a chef's dream with high-end finishes, and a generous walkthrough pantry provides ample storage space. Upstairs, you'll find four spacious bedrooms, perfect for a growing family. Bonus: This home is approved as a licensed day home, offering additional flexibility and income

Built in 2023

### Essential Information

MLS® # E4452824

Price \$665,000

Bedrooms 7



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,287                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 449 Roberts Crescent |
| Area        | Leduc                |
| Subdivision | Robinson             |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1N4              |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                  |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Garage Opener, Hood Fan, Stove-Countertop Electric, Stove-Electric, See Remarks, Dryer-Two, Refrigerators-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, Golf Nearby, Landscaped, Schools, Shopping |

|              |                     |
|--------------|---------------------|
|              | Nearby, See Remarks |
| Roof         | Asphalt Shingles    |
| Construction | Wood, Vinyl         |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 58                |
| Zoning         | Zone 81           |

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Listing information last updated on October 10th, 2025 at 8:32pm MDT