

## \$649,000 - 449 Roberts Crescent, Leduc

MLS® #E4461720

**\$649,000**

7 Bedroom, 3.50 Bathroom, 2,287 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Stunning 7-Bedroom Custom Home | Legal Suite + Licensed Day Home Exceptional opportunity to own this beautifully upgraded 7-bedroom custom home, ideal for large or multi-generational families! Featuring a legal, fully finished basement suite with separate entrance and licensed day home approval, this home offers incredible versatility and income potential. The main level showcases a bright open-to-below layout, a spacious bedroom perfect for guests or office use, upgraded lighting, and a cozy tiled fireplace. The chef-inspired kitchen boasts high-end finishes and a generous walkthrough pantry for added convenience. Upstairs, you'll find four well-sized bedrooms including a luxurious primary suite with a custom feature wall and spa-like ensuite. A stylish bonus room adds additional living space for your family's needs. Located in a family-friendly community, close to schools, parks, and amenities—this home combines thoughtful design with long-term value.

Built in 2023

### Essential Information

MLS® # E4461720

Price \$649,000

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 | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                              |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Garage Opener, Oven-Built-In, Oven-Microwave, Window Coverings, See Remarks, 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, Stone, Vinyl                                                  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Back |

Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 81            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 3:32am MDT