

## \$540,000 - 446 Roberts Crescent, Leduc

MLS® #E4461659

**\$540,000**

3 Bedroom, 2.50 Bathroom, 1,985 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to this stunning 1985sq ft two-storey home that perfectly blends style, comfort, and functionality. Featuring a front-attached garage and a thoughtfully designed layout, this home offers 3 spacious bedrooms and 2.5 bathrooms. The bright corner kitchen boasts a large square island overlooking the backyard—perfect for entertaining or family meals. The main floor includes a generous entryway and an inviting family room ideal for relaxing or hosting guests and smart home controls for the light fixtures. Upstairs, the primary suite impresses with a luxurious 5-piece ensuite and an oversized walk-in closet that connects directly to the convenient upstairs laundry room. A large bonus room adds versatile living space, while the secondary bedrooms are big enough to comfortably fit king-sized beds. Outside, enjoy a beautifully landscaped, low-maintenance backyard designed for effortless outdoor living and year-round relaxation. This home offers everything your family needs—style, space, and ease of living.

Built in 2022

### Essential Information

MLS® # E4461659

Price \$540,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,985                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 446 Roberts Crescent |
| Area        | Leduc                |
| Subdivision | Robinson             |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1N4              |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Gazebo, Hot Tub, Hot Water Natural Gas, HRV System |
| Parking   | Double Garage Attached                                                                         |

### Interior

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Stone, Vinyl                                   |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Schools, See Remarks |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 5                  |
| 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 11:32pm MDT