

# \$615,000 - 445 Roberts Crescent, Leduc

MLS® #E4464339

**\$615,000**

4 Bedroom, 3.00 Bathroom, 2,249 sqft  
Single Family on 0.00 Acres

Robinson, Leduc, AB

26 POCKET REGULAR LOT WITH DECK, FENCE AND FULL LANDSCAPING. Main floor features a bedroom with full bathroom, open-to-above living area, extended kitchen plus separate spice kitchen. Upper level offers a bright bonus room. Basement includes 3 large windows and separate entrance, perfect for future development. FULLY UPGRADED HOUSE, COMPLETE AND MOVE-IN READY. Convenient location close to Edmonton International Airport, schools, playground, and bus stop.

Built in 2024

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4464339               |
| Price          | \$615,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,249                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 445 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, Detectors Smoke |
| Parking   | Double Garage Attached                                          |

### **Interior**

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

### **Exterior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 81            |

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Listing information last updated on November 3rd, 2025 at 11:02pm MST