

## \$730,000 - 472 Roberts Crescent, Leduc

MLS® #E4457239

**\$730,000**

4 Bedroom, 3.00 Bathroom, 2,470 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

**\*\*WALKOUT** and backing to **POND** in **LEDUC\*\*** Step through the grand entrance into a spacious open-concept main floor, thoughtfully designed for seamless flow between living, dining, and entertaining areas. The heart of the home is a gourmet kitchen paired with a secondary spice kitchen, perfect for passionate cooks and effortless hosting. Large windows invite natural light to brighten the living space, while a cozy fireplace adds an extra layer of warmth and charm. A dedicated den on the main level offers flexibility as a home office or guest room, while a mudroom adds daily convenience. Upstairs, youâ€™™ll find a luxurious primary suite with a spa-inspired ensuite and a spacious walk-in closet. Three other spacious bedrooms upstairs. Enjoy outdoor living on the covered deck or balcony, ideal for morning coffees or evening sunsets. The home is complete with a generously sized garage.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457239  |
| Price      | \$730,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,470                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 472 Roberts Crescent |
| Area        | Leduc                |
| Subdivision | Robinson             |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1N4              |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Ceiling 9 ft., Walkout Basement |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Washer |
| Heating           | Forced Air-2, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Glass Door                                                                 |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 20                  |
| Zoning         | Zone 81             |

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Listing information last updated on September 29th, 2025 at 4:32am MDT