

## \$599,900 - 460 Roberts Crescent, Leduc

MLS® #E4457842

**\$599,900**

4 Bedroom, 3.00 Bathroom, 2,289 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to this beautiful custom-built home offering nearly 2,300 sq. ft. of living space with 4 bedrooms and 3 full bathrooms in the newly developed Robinson neighborhood. Located on a north-facing pie-shaped lot with peaceful side pond views, this home features a rare open-to-above living room, spacious bonus room, bright open-concept layout, and plenty of natural and layered lighting throughout. The main floor bedroom can also be used as an office and includes a full bathroom, ideal for guests or multi-generational living. The modern kitchen boasts an advanced burner cooktop, stylish finishes, and a large walk-in pantry. Upstairs, enjoy spacious bedrooms, modern bathrooms, and a large laundry room with built-in cabinets and sink. A separate side entrance to the basement offers excellent future suite potential. Fully landscaped with a double attached garage, this home is close to schools, hospital, major mall and airport. Option to purchase fully furnished is available for an additional cost.

Built in 2022

### Essential Information

MLS® # E4457842

Price \$599,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,289                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 460 Roberts Crescent |
| Area        | Leduc                |
| Subdivision | Robinson             |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1N4              |

### Amenities

|               |                                                             |
|---------------|-------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6" |
| Parking       | Double Garage Attached                                      |
| Is Waterfront | Yes                                                         |

### Interior

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

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                              |
| Exterior Features | Airport Nearby, Flat Site, Landscaped, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Recreation Use, Schools, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Caledonia Park School |
| Middle     | Caledonia Park School |
| High       | Christ the King       |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 9                    |
| 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 September 24th, 2025 at 9:47am MDT