# \$445,000 - 62 Douglas Crescent, Leduc

MLS® #E4424648

#### \$445.000

3 Bedroom, 3.00 Bathroom, 1,182 sqft Single Family on 0.00 Acres

Tribute, Leduc, AB

Don't miss this 1308 sqft open-concept bi-level, just a short walk to the Trail System, parks, and a K-9 school. Enjoy the large foyer with a 14' ceiling and split-angled staircase, which is flooded with natural light. The kitchen features white cabinetry, an 8' eating island, walk-in pantry, and stainless steel appliances. The dining area has floor-to-ceiling windows and a garden door to a 2-tiered deck. The large living room includes a gas fireplace, custom wood mantle, and tons of light. The master suite offers a vaulted ceiling, walk-in closet, and 4-piece bath. A partially renovated basement with a large bedroom and massive 3-piece bathroom ready for completion. With a 9' foundation, this home offers great potential. Located in a high-demand neighborhood, this property won't last long

Built in 2005

#### **Essential Information**

MLS® # E4424648

Price \$445,000

Bedrooms 3

Bathrooms 3.00

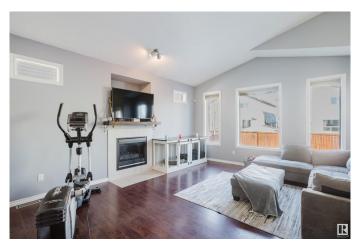
Full Baths 3

Square Footage 1,182

Acres 0.00







Year Built 2005

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

## **Community Information**

Address 62 Douglas Crescent

Area Leduc
Subdivision Tribute
City Leduc

County ALBERTA

Province AB

Postal Code T9E 8P4

### **Amenities**

Amenities Ceiling 10 ft., Closet Organizers

Parking Double Garage Attached, Front Drive Access

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Flat Site, Landscaped, No Back Lane,

Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 7th, 2025

Days on Market 7

# 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 March 14th, 2025 at 10:47am MDT