

\$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

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Listing information last updated on March 14th, 2025 at 10:47am MDT