

\$310,000 - 50 Douglas Lane, Leduc

MLS® #E4427105

\$310,000

2 Bedroom, 2.50 Bathroom, 1,221 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

HOME OWNERSHIP IS WITHIN REACH! This well-maintained and affordable 2 BEDROOM, 2.5 BATH, 1200sq ft half-duplex in Tribute offers comfort and convenience. An open concept main living area with a well-designed kitchen offers ample storage, center island and a corner gas fireplace in the living room for cozy evenings in. Upstairs, you'll find TWO PRIMARY SUITES, each with its own ensuite and walk-in closet. You'll love the added convenience of UPPER-LEVEL LAUNDRY. The basement is partially finished with some flooring and walls, offering additional potential. Step outside to the fully fenced HUGE YARD with a NO-MAINTENANCE DECK and an 8'X8' storage shed - perfect for outdoor enjoyment. Complete with a SINGLE ATTACHED GARAGE and A/C, this home is a fantastic opportunity!

Built in 2005

Essential Information

MLS® #	E4427105
Price	\$310,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,221



Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	50 Douglas Lane
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P5

Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 23rd, 2025

Days on Market 5

Zoning Zone 81

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