

## \$595,000 - 80 Dalquist Bay, Leduc

MLS® #E4437340

**\$595,000**

3 Bedroom, 2.50 Bathroom, 2,250 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Beautifully upgraded home in the desired neighbourhood of Tribute, this 2 STOREY WALKOUT BASEMENT offers 3 BEDROOMS and 2.5 BATHS with a great BONUS Room upstairs and a very spacious primary bedroom ENSUITE! You must see it for yourself! The GRANITE countertops in the kitchen boasts 2 SINKS for your prep/cooking convenience. You will find Stainless Steel appliances in the kitchen that opens to a breakfast nook and a great room with a cozy gas fireplace. Part of the basement was used as a hair salon but has lots of space and potential, ready for your special touch to make it your own. With easy access to a walking a trail around the lake and a school only a couple mins away, you will thoroughly enjoy the benefits of living in this MOVE IN READY home! EASY TO SHOW!

Built in 2013

### Essential Information

MLS® #	E4437340
Price	\$595,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,250
Acres	0.00



Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	80 Dalquist Bay
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0N5

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Creek, Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 19th, 2025

Days on Market 3

Zoning Zone 81

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