

Courtesy Of Kevin B Doyle Of RE/MAX Elite

\$499,900 - 63 Douglas Crescent, Leduc

MLS® #E4442433

\$499,900

5 Bedroom, 3.50 Bathroom, 1,827 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

WALK OUT ONTO THE POND! FULLY FINISHED BASEMENT! OVERSIZED GARAGE! Searching for a home with your chance to build some sweat equity? Opportunity knocks with this 1826 sq ft, 5 bedroom, 3.5 bathroom home in Tribute! Feat: hardwood & tile flooring on the main, gas fireplace, maintenance free deck & aluminum railing, newer developed basement w/ laminate flooring & updated bathroom, & more! Enjoy your open concept main level, w/ connected living / dining / kitchen for entertaining; ample south facing windows for natural light! Laundry & 2 pce bath. Upstairs brings 4 bedrooms, inc primary bedroom w/ walk-in closet & 4 pce ensuite. Additional 4 pce bath & linen storage. The basement is fully finished, w/ modern colours & trendy laminate flooring. Large 5th bedroom w/ walk-in closet, another 4 pce bath, rec room for movie & games night (or add a second kitchen), & tons of storage! Walkout door to your large yard; perfect spot for the swingset & firepit. A great value package; don't miss it!

Built in 2007

Essential Information

MLS® # E4442433

Price \$499,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,827 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 63 Douglas Crescent |
| Area | Leduc |
| Subdivision | Tribute |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 8P4 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Deck, Walkout Basement |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplaces | Corner |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 81 |

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