

## \$485,000 - 63 Douglas Crescent, Leduc

MLS® #E4442433

**\$485,000**

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 \$485,000



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	21
Zoning	Zone 81

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