

## \$389,900 - 27 Douglas Lane, Leduc

MLS® #E4433550

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,390 sqft  
Single Family on 0.00 Acres

Tribute, Leduc, AB

Affordable & Fully Finished with Oversized Heated Garage! Tucked away in a quiet Leduc neighbourhood near parks and schools, this fully finished 3-bedroom home has a lot to offer and is a perfect choice for first-time home buyers. Enjoy a spacious main floor with a huge living room, sunny bay window dining area, and a massive kitchen featuring honey oak cabinetry, stainless steel appliances, and tons of storage. A convenient half bath completes the main level. Upstairs you'll find a large master suite with full ensuite, two more generous sized bedrooms, and another full bathroom. The fully finished basement includes a huge family room ideal for movie nights, a second half bath, laundry and loads of storage. Step outside to a large south-facing deck, private and perfect for sunny afternoons. Huge bonus is an oversized heated double garage with rear lane access! Great value in a great location.

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433550  |
| Price      | \$389,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 2                      |
| Square Footage | 1,390                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 27 Douglas Lane |
| Area        | Leduc           |
| Subdivision | Tribute         |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 8P5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 1st, 2025

Zoning Zone 81

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Listing information last updated on May 1st, 2025 at 9:47am MDT