\$362,900 - 107 Douglas Lane, Leduc

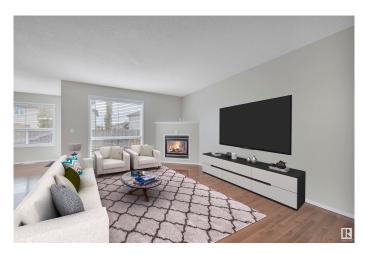
MLS® #E4437027

\$362,900

3 Bedroom, 2.50 Bathroom, 1,337 sqft Single Family on 0.00 Acres

Tribute, Leduc, AB

IMMEDIATE POSSESSION! NEW PAINT! OVERSIZED SINGLE GARAGE W/8 FOOT DOOR! Searching for a move in ready budget friendly home or investment property? Need a parking spot for your SUV or small truck? This 1337 sq ft 3 bed, 2.5 bath duplex might be it! Hardwood & lino flooring on the main, fresh paint on the walls & trim, gas fireplace, fenced & landscaped yard, newer microwave & oven & more! Spacious entryway leads to your connected living / dining / kitchen space; great for entertaining & functional flow. 2 pce bath & access to the back deck. Upstairs brings 3 good sized bedrooms, including the primary bedroom w/ 4 pce ensuite & walk in closet. Additional 4 pce bath & linen storage. The basement is unfinished, but home to the laundry, rough in bathroom, & space for future development. Rear deck w/ fenced & landscaped yard are great for your dogs or letting the kids play! Steps to walking trails & quick access to Hwy 2 are very convenient! Stop renting & own it today! *Some photos virtually staged*







Built in 2007

Essential Information

| MLS® # | E4437027 |
|--------|-----------|
| Price | \$362,900 |

| Bedrooms | 3 |
|----------------|---------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,337 |
| Acres | 0.00 |
| Year Built | 2007 |
| Туре | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 107 Douglas Lane |
|-------------|------------------|
| Area | Leduc |
| Subdivision | Tribute |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0E4 |

Amenities

| Amenities | Deck |
|-----------|------------------------------------|
| Parking | Over Sized, Single Garage Attached |

Interior

| Interior Features | ensuite bathroom |
|-------------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |
| Exterior | |

| Exterior | Wood, Vinyl |
|-------------------|------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Landscaped |

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

Additional Information

Date ListedMay 16th, 2025Days on Market31ZoningZone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 8:47pm MDT