

## \$310,000 - 50 Douglas Lane, Leduc

MLS® #E4427105

**\$310,000**

2 Bedroom, 2.50 Bathroom, 1,221 sqft  
Single Family on 0.00 Acres

Tribute, Leduc, AB

HOME OWNERSHIP IS WITHIN REACH! This well-maintained and affordable 2 BEDROOM, 2.5 BATH, 1200sq ft half-duplex in Tribute offers comfort and convenience. An open concept main living area with a well-designed kitchen offers ample storage, center island and a corner gas fireplace in the living room for cozy evenings in. Upstairs, you'll find TWO PRIMARY SUITES, each with its own ensuite and walk-in closet. You'll love the added convenience of UPPER-LEVEL LAUNDRY. The basement is partially finished with some flooring and walls, offering additional potential. Step outside to the fully fenced HUGE YARD with a NO-MAINTENANCE DECK and an 8'X8' storage shed - perfect for outdoor enjoyment. Complete with a SINGLE ATTACHED GARAGE and A/C, this home is a fantastic opportunity!

Built in 2005

### Essential Information

MLS® #	E4427105
Price	\$310,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,221



Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	50 Douglas Lane
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P5

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 23rd, 2025

Days on Market 16

Zoning Zone 81

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