

## \$349,900 - 105 Douglas Lane, Leduc

MLS® #E4433149

**\$349,900**

2 Bedroom, 2.50 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Welcome Home! This well maintained 1280 sq ft, open concept, 2 bedroom, 2.5 bathrooms, half duplex with single attached garage in Leduc is a get! Features a good size fenced backyard, a deck with natural light coverings recently installed - perfect for BBQ's and gatherings, and a central air conditioning which is ideal for the upcoming nice warm summer weather. Easy access to garage, closet, 2 pc bathroom on the main floor, and a gas fire place in the living room. Open concept and well designed kitchen, all appliances stay. Access to the backyard through the garden door to deck. Close to downtown, schools, parks, walking trails, shopping malls, Leduc Recreation Centre, and a few minutes away to the Edmonton International Airport with easy access to highway.

Built in 2007

### Essential Information

MLS® #	E4433149
Price	\$349,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	105 Douglas Lane
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E4

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### School Information

Elementary	Caledonia Park School
------------	-----------------------

High Christ The King HighSchool

### **Additional Information**

Date Listed April 28th, 2025

Days on Market 2

Zoning Zone 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 April 30th, 2025 at 6:17am MDT