

\$369,900 - 33 Douglas Lane, Leduc

MLS® #E4449731

\$369,900

4 Bedroom, 2.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Welcome to this charming 2-story home in the heart of Tribute! Perfectly located next to a beautiful park with scenic walking trails, this home offers both comfort and convenience. Step onto the inviting front veranda – the ideal spot to sip your morning coffee – and enter into a spacious, light-filled living room. The heart of the home is the generous kitchen at the back, featuring large south-facing windows that bathe the space in natural sunlight. Upstairs, you™ll find three well-sized bedrooms, perfect for a growing family. The fully finished basement adds even more living space, including an additional bedroom and a cozy rec room – great for guests, a home office, or movie nights. Enjoy the outdoors in the fully fenced backyard, complete with a large deck and plenty of room to build your dream garage in the future. Located just minutes from shopping, parks, and pathways, this home combines small-community charm with everyday convenience. Don™t miss your chance to make this beautiful home yours!

Built in 2005

Essential Information

MLS® # E4449731

Price \$369,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,239
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	33 Douglas Lane
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P5

Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Front Porch, No Smoking Home
Parking	No Garage, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, 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, Landscaped, Park/Reserve, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 25th, 2025

Days on Market 8

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 August 2nd, 2025 at 4:32pm MDT