

## \$459,900 - 16 Douglas Crescent, Leduc

MLS® #E4430796

**\$459,900**

4 Bedroom, 2.50 Bathroom, 1,827 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Beautiful 1827 sq ft 2-storey backing onto a walkway in the family friendly neighborhood of Tribute, Leduc. Features 3+1 beds, 2.5 baths, fully finished basement, double 20x24 heated attached garage w/ 220V sub panel. Spacious foyer, kitchen w/ walk-in pantry, island w/ raised breakfast bar & SS appliances. Dining area w/ vaulted ceiling & tons of natural light. Bright great room w/gas fireplace & dark laminate flooring. Upper level features a large vaulted bonus room, 3 bedrooms incl. primary suite w/ WIC, 4pc ensuite w/ soaker tub & shower. Basement includes rec room, 4th bed, utility room, & den (w/ rough-in plumbing for future bath). Central A/C and built-in Vacuum. The backyard is ideal for family gatherings with a spacious deck with gas BBQ line, circular firepit w/ stacking stone, all backing walking trails & trees. This perfect family home is a must see!

Built in 2005

### Essential Information

MLS® #	E4430796
Price	\$459,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,827
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16 Douglas Crescent
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P3

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 12th, 2025

Days on Market 7

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 19th, 2025 at 3:47pm MDT