

## \$389,900 - 27 Douglas Lane, Leduc

MLS® #E4433550

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,390 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Affordable & Fully Finished with Oversized Heated Garage! Tucked away in a quiet Leduc neighbourhood near parks and schools, this fully finished 3-bedroom home has a lot to offer and is a perfect choice for first-time home buyers. Enjoy a spacious main floor with a huge living room, sunny bay window dining area, and a massive kitchen featuring honey oak cabinetry, stainless steel appliances, and tons of storage. A convenient half bath completes the main level. Upstairs you'll find a large master suite with full ensuite, two more generous sized bedrooms, and another full bathroom. The fully finished basement includes a huge family room ideal for movie nights, a second half bath, laundry and loads of storage. Step outside to a large south-facing deck, private and perfect for sunny afternoons. Huge bonus is an oversized heated double garage with rear lane access! Great value in a great location.

Built in 2005

### Essential Information

MLS® #	E4433550
Price	\$389,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	2
Square Footage	1,390
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	27 Douglas Lane
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P5

### Amenities

Amenities	Deck, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, 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, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 1st, 2025

Days on Market 1

Zoning Zone 81

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