

## \$362,500 - 22 Douglas Lane, Leduc

MLS® #E4450264

**\$362,500**

3 Bedroom, 2.50 Bathroom, 1,403 sqft

Single Family on 0.00 Acres

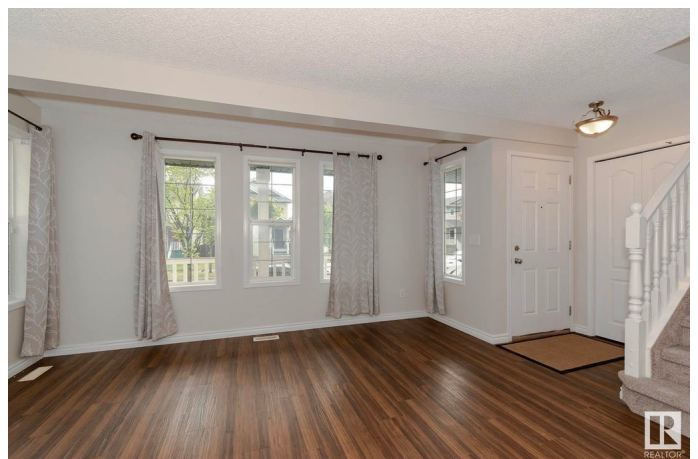
Tribute, Leduc, AB

Affordable Family Home with South-Facing Porch & Room to Grow! Located in a quiet Leduc neighbourhood just steps from parks and schools, this 3-bedroom, 2.5-bath home offers excellent value and flexible living space. The sunny south-facing front porch is perfect for morning coffee, and there's loads of room in the back for parking, RV storage, or your dream backyard with a wooden deck already in place. Inside, enjoy a spacious main floor featuring a huge living room, large kitchen with plenty of cabinet space, and a bright dining area with bay window. A convenient half bath is also on the main level. Upstairs you'll find a generous primary suite with ensuite, plus two more well-sized bedrooms and a full bathroom. The basement is partially finished, offering a large open area, laundry, tons of storage, and room to expand. A great opportunity for first-time buyers or anyone looking for a family-friendly home at an affordable price.

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450264  |
| Price     | \$362,500 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,403                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22 Douglas Lane |
| Area        | Leduc           |
| Subdivision | Tribute         |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 8P5         |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Vinyl Windows |
| Parking   | 2 Outdoor Stalls                                           |

### Interior

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

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                          |

**Additional Information**

Date Listed                July 30th, 2025  
Days on Market        5  
Zoning                    Zone 81

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