

## \$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                16

Zoning                            Zone 81

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Listing information last updated on August 10th, 2025 at 1:17am MDT