

## \$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                6

Zoning                            Zone 81

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Listing information last updated on July 31st, 2025 at 7:02am MDT