

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

MLS® #E4450264

**\$362,500**

3 Bedroom, 2.50 Bathroom, 1,403 sqft

Single Family on 0.00 Acres

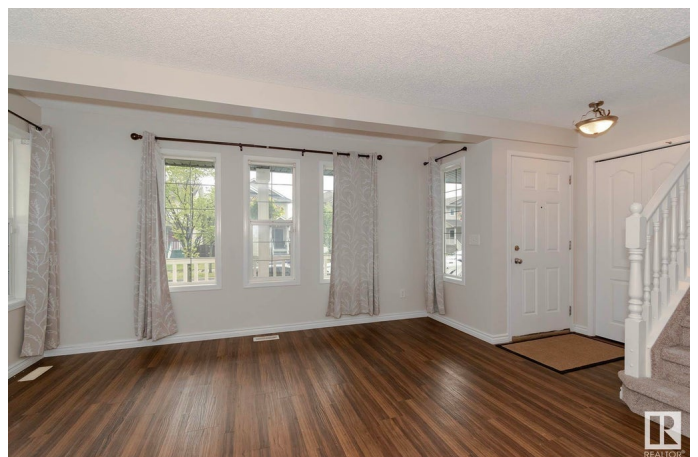
Tribute, Leduc, AB

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	1
Zoning	Zone 81

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Listing information last updated on July 31st, 2025 at 2:47pm MDT