

## \$459,900 - 16 Douglas Crescent, Leduc

MLS® #E4430796

**\$459,900**

4 Bedroom, 2.50 Bathroom, 1,827 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Beautiful 1827 sq ft 2-storey backing onto a walkway in the family friendly neighborhood of Tribute, Leduc. Features 3+1 beds, 2.5 baths, fully finished basement, double 20x24 heated attached garage w/ 220V sub panel. Spacious foyer, kitchen w/ walk-in pantry, island w/ raised breakfast bar & SS appliances. Dining area w/ vaulted ceiling & tons of natural light. Bright great room w/gas fireplace & dark laminate flooring. Upper level features a large vaulted bonus room, 3 bedrooms incl. primary suite w/ WIC, 4pc ensuite w/ soaker tub & shower. Basement includes rec room, 4th bed, utility room, & den (w/ rough-in plumbing for future bath). Central A/C and built-in Vacuum. The backyard is ideal for family gatherings with a spacious deck with gas BBQ line, circular firepit w/ stacking stone, all backing walking trails & trees. This perfect family home is a must see!

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430796  |
| Price      | \$459,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,827                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16 Douglas Crescent |
| Area        | Leduc               |
| Subdivision | Tribute             |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 8P3             |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit |
| Parking   | Double Garage Attached          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed April 12th, 2025

Days on Market 7

Zoning Zone 81

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