

\$349,900 - 105 Douglas Lane, Leduc

MLS® #E4433149

\$349,900

2 Bedroom, 2.50 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Welcome Home! This well maintained 1280 sq ft, open concept, 2 bedroom, 2.5 bathrooms, half duplex with single attached garage in Leduc is a get! Features a good size fenced backyard, a deck with natural light coverings recently installed - perfect for BBQ's and gatherings, and a central air conditioning which is ideal for the upcoming nice warm summer weather. Easy access to garage, closet, 2 pc bathroom on the main floor, and a gas fire place in the living room. Open concept and well designed kitchen, all appliances stay. Access to the backyard through the garden door to deck. Close to downtown, schools, parks, walking trails, shopping malls, Leduc Recreation Centre, and a few minutes away to the Edmonton International Airport with easy access to highway.

Built in 2007

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4433149 |
| Price | \$349,900 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,280 |
| Acres | 0.00 |



| | |
|------------|---------------|
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 105 Douglas Lane |
| Area | Leduc |
| Subdivision | Tribute |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0E4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Air Conditioner, Deck |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

School Information

| | |
|------------|-----------------------|
| Elementary | Caledonia Park School |
|------------|-----------------------|

High Christ The King HighSchool

Additional Information

Date Listed April 28th, 2025

Days on Market 3

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 7:17am MDT