# \$399,900 - 106 Campbell Road, Leduc

MLS® #E4442299

## \$399.900

2 Bedroom, 2.00 Bathroom, 1,691 sqft Single Family on 0.00 Acres

Tribute, Leduc, AB

Welcome to this greenspace-backing 1691 square foot 4-level split in Tribute! Upon entry the front foyer leads you up to the spacious kitchen & dining room! Headed to the upper level there are 2 bedrooms, with the primary suite having a massive closet & ensuite. Another full bathroom makes up this floor! Headed to the third level, there is a large family room, perfect for watching the game and spending time with the family! The basement is undeveloped and ready for you to put your personal stamp on things! The south facing back yard has a great deck for family BBQ's and spending time outdoors! Recent renovations include a new HWT, Furnace and roof! Just steps away from the Caledonia & Robert Dittrich Parks! Quick access to the QE2 makes driving to Nisku or Edmonton, a breeze! Come check us out!

Built in 2002

## **Essential Information**

MLS® # E4442299

Price \$399,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,691

Acres 0.00







Year Built 2002

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

## **Community Information**

Address 106 Campbell Road

Area Leduc
Subdivision Tribute
City Leduc

County ALBERTA

Province AB

Postal Code T9E 8G5

## **Amenities**

Amenities On Street Parking, Deck, No Smoking Home

Parking No Garage, Rear Drive Access

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Storage Shed, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Backs Onto Park/Trees, Fenced, Golf Nearby, Low

Maintenance Landscape, Playground Nearby, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Caledonia Park School

Middle Leduc Composite High Schoo

High Leduc Composite High Schoo

## **Additional Information**

Date Listed June 13th, 2025

Days on Market 3

Zoning Zone 81

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