

## \$525,000 - 30 Douglas Crescent, Leduc

MLS® #E4454334

**\$525,000**

5 Bedroom, 3.50 Bathroom, 1,936 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Pride of Ownership Shines in this Fully Developed 2-Storey Walk-Out Backing onto Green Space! This spacious family home offering over 2,500 sq ft of comfortable developed living space. Backing directly onto tranquil green space, this property combines peaceful surroundings w/ exceptional functionality. The main floor features a bright formal living room, cozy family room, a convenient 2-piece powder room, private den/office or bedroom, & main floor laundry. The heart of the home is a gourmet kitchen w/ ample cabinetry & a dining area that opens to a lovely deck. Upstairs, you'll find a spacious primary retreat complete w/ a walk-in closet & luxurious 5-piece ensuite featuring a Jacuzzi soaker tub. 2 additional generously sized bedrooms & a full 4-piece bathroom complete the upstairs. The walk out basement is fully finished w/ a large family room, bedroom & bar that can easily be retrofitted into a 2nd kitchen. The HEATED 20' X 26' MECHANIC'S DREAM GARAGE offers 220 electrical & is fully dry walled.

Built in 2005

### Essential Information

MLS® # E4454334

Price \$525,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,936
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	30 Douglas Crescent
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P4

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", Fire Pit, Vinyl Windows, Walkout Basement, Wall Unit-Built-In
Parking	220 Volt Wiring, Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Environmental Reserve, Fenced, Landscaped, Public Swimming Pool, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	Zone 81

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