

Courtesy Of Robby Halabi Of Rimrock Real Estate

\$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 9

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 April 21st, 2025 at 6:47pm MDT