

## \$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 21' 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 | 10                |
| Zoning         | Zone 81           |

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Listing information last updated on September 1st, 2025 at 3:17am MDT