

\$499,900 - 63 Douglas Crescent, Leduc

MLS® #E4442433

\$499,900

5 Bedroom, 3.50 Bathroom, 1,827 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

WALK OUT ONTO THE POND! FULLY FINISHED BASEMENT! OVERSIZED GARAGE! Searching for a home with your chance to build some sweat equity? Opportunity knocks with this 1826 sq ft, 5 bedroom, 3.5 bathroom home in Tribute! Feat: hardwood & tile flooring on the main, gas fireplace, maintenance free deck & aluminum railing, newer developed basement w/ laminate flooring & updated bathroom, & more! Enjoy your open concept main level, w/ connected living / dining / kitchen for entertaining; ample south facing windows for natural light! Laundry & 2 pce bath. Upstairs brings 4 bedrooms, inc primary bedroom w/ walk-in closet & 4 pce ensuite. Additional 4 pce bath & linen storage. The basement is fully finished, w/ modern colours & trendy laminate flooring. Large 5th bedroom w/ walk-in closet, another 4 pce bath, rec room for movie & games night (or add a second kitchen), & tons of storage! Walkout door to your large yard; perfect spot for the swingset & firepit. A great value package; don't miss it!

Built in 2007

Essential Information

MLS® # E4442433

Price \$499,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,827
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	63 Douglas Crescent
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P4

Amenities

Amenities	Deck, Walkout Basement
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 81

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Listing information last updated on June 16th, 2025 at 11:32am MDT