

\$369,900 - 107 Douglas Lane, Leduc

MLS® #E4437027

\$369,900

3 Bedroom, 2.50 Bathroom, 1,337 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

IMMEDIATE POSSESSION! NEW PAINT! OVERSIZED SINGLE GARAGE W/8 FOOT DOOR! Searching for a move in ready budget friendly home or investment property? Need a parking spot for your SUV or small truck? This 1337 sq ft 3 bed, 2.5 bath duplex might be it! Hardwood & lino flooring on the main, fresh paint on the walls & trim, gas fireplace, fenced & landscaped yard, newer microwave & oven & more! Spacious entryway leads to your connected living / dining / kitchen space; great for entertaining & functional flow. 2 pce bath & access to the back deck. Upstairs brings 3 good sized bedrooms, including the primary bedroom w/ 4 pce ensuite & walk in closet. Additional 4 pce bath & linen storage. The basement is unfinished, but home to the laundry, rough in bathroom, & space for future development. Rear deck w/ fenced & landscaped yard are great for your dogs or letting the kids play! Steps to walking trails & quick access to Hwy 2 are very convenient! Stop renting & own it today! *Some photos virtually staged*

Built in 2007

Essential Information

MLS® # E4437027

Price \$369,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,337
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	107 Douglas Lane
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E4

Amenities

Amenities	Deck
Parking	Over Sized, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 16th, 2025
Days on Market	21
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 June 6th, 2025 at 4:02pm MDT