

## \$580,000 - 53 Douglas Crescent, Leduc

MLS® #E4453197

**\$580,000**

4 Bedroom, 3.50 Bathroom, 2,262 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

AMAZING VIEWS & VALUE! Nearly 2,300 sqft plus a fully finished WALKOUT BASEMENT with SECOND KITCHEN on a HUGE PIE LOT backing Douglas Lake! The main floor features a large front office, open-concept kitchen, living room and dining that offer sweeping views! In summer enjoy dinners on the deck with built-in gas line. The kitchen has large side-by-side fridge & freezer, quartz counters, and tile backsplash. Shared laundry on the mainfloor & vinyl plank throughout. Three bedroom are upstairs including and a king-sized primary with jet tub, shower & walk-in closet. The vaulted bonus room is above the garage. Gorgeous walkout basement with cozy carpets, a large bedroom & bath + quality full kitchen. Step outside to your stamped concrete patio to relax. You will appreciate the added features of the front porch & poured concrete steps on either side of the home to the lower entry. The trampoline and cutest shed are included – Donâ€™t miss this rare find!

Built in 2006

### Essential Information

MLS® # E4453197

Price \$580,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,262                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 53 Douglas Crescent |
| Area        | Leduc               |
| Subdivision | Tribute             |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 8P4             |

### Amenities

|               |                                                              |
|---------------|--------------------------------------------------------------|
| Amenities     | Deck, Hot Water Natural Gas, Vinyl Windows, Walkout Basement |
| Parking       | Double Garage Attached                                       |
| Is Waterfront | Yes                                                          |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dryer, Freezer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 3                                                                                                               |
| Has Suite         | Yes                                                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                               |
| Exterior Features | Airport Nearby, Backs Onto Lake, Fenced, Golf Nearby, Landscaped |
| Roof              | Asphalt Shingles                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 81           |

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Listing information last updated on August 20th, 2025 at 4:02am MDT