

\$294,900 - 31 Douglas Lane, Leduc

MLS® #E4228023

\$294,900

4 Bedroom, 3.00 Bathroom, 1,346 sqft
Single Family on 0.08 Acres

Tribute, Leduc, AB

This immaculate 1346 sq. ft. two storey is located on a quiet street in Tribute. Charming front veranda leads to the front foyer.

Convenient two piece bathroom is located just off from the front entry. Spacious living room with large bay window and vinyl plank flooring. The flooring extends to the kitchen and dinette which features ample cabinets, centre island with double sink & built in dishwasher, stainless steel appliances. Adjacent dinette has a large window over looking the back yard.

The upper level features three good sized bedrooms with the master boasting a bright bay window. Four piece bathroom completes the upper level. The basement is fully finished and includes the 4th bedroom, family room, laundry/furnace room and three piece bathroom with shower and ceramic flooring. Storage under the stairs. Central A/C. Fully fenced back yard, privacy screening, storage shed, brick interlocking patio, firepit. Back alley access to gravel parking pad.

Built in 2005

Essential Information

MLS® # E4228023

Price \$294,900

Bedrooms 4

Bedrooms Above Grade 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.08
Year Built	2005
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE

Community Information

Address	31 Douglas Lane
Area	Leduc
Community	Tribute
City	Leduc
County	ALBERTA
State	AB
Zip Code	T9E 8P5

Amenities

Features	Fire Pit, Patio
Parking	No Garage, Off Street, Rear Drive Access

Interior

Interior	Carpet, Laminate Flooring, Vinyl Plank
Interior Features	Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Air Conditioning-Central, Dishwasher-Built-In, Dryer
Heating	Forced Air-1
# of Stories	3
Has Basement	Yes
Basement	Fully Finished, Full

Exterior

Exterior	Vinyl
Exterior Features	Fenced, Golf Nearby, Paved Lane, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood Frame

Foundation Concrete

Additional Information

Date Listed February 8th, 2021

Disclaimer: Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.
Listing information last updated on July 25th, 2021 at 8:16am CDT