

Courtesy Of Kevin B Doyle Of RE/MAX Elite

## \$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 | 2               |
| Zoning         | Zone 81         |

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Listing information last updated on June 15th, 2025 at 7:47pm MDT