

\$362,500 - 22 Douglas Lane, Leduc

MLS® #E4450264

\$362,500

3 Bedroom, 2.50 Bathroom, 1,403 sqft

Single Family on 0.00 Acres

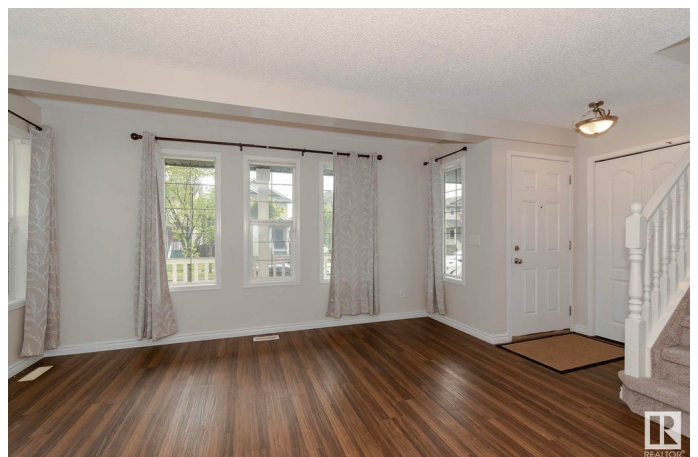
Tribute, Leduc, AB

Affordable Family Home with South-Facing Porch & Room to Grow! Located in a quiet Leduc neighbourhood just steps from parks and schools, this 3-bedroom, 2.5-bath home offers excellent value and flexible living space. The sunny south-facing front porch is perfect for morning coffee, and there's loads of room in the back for parking, RV storage, or your dream backyard with a wooden deck already in place. Inside, enjoy a spacious main floor featuring a huge living room, large kitchen with plenty of cabinet space, and a bright dining area with bay window. A convenient half bath is also on the main level. Upstairs you'll find a generous primary suite with ensuite, plus two more well-sized bedrooms and a full bathroom. The basement is partially finished, offering a large open area, laundry, tons of storage, and room to expand. A great opportunity for first-time buyers or anyone looking for a family-friendly home at an affordable price.

Built in 2005

Essential Information

MLS® #	E4450264
Price	\$362,500
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,403
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22 Douglas Lane
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P5

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Vinyl Windows
Parking	2 Outdoor Stalls

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 30th, 2025
Days on Market 3
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 August 2nd, 2025 at 7:47pm MDT