\$362,900 - 107 Douglas Lane, Leduc

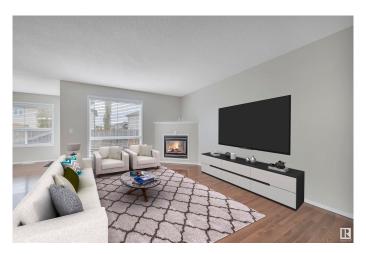
MLS® #E4437027

\$362,900

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 \$362,900 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 31

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 16th, 2025 at 9:17am MDT