

## \$369,900 - 107 Douglas Lane, Leduc

MLS® #E4437027

**\$369,900**

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 \$369,900



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	6
Zoning	Zone 81

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Listing information last updated on May 22nd, 2025 at 8:47pm MDT