

## \$339,000 - 24 Douglas Court, Leduc

MLS® #E4435257

**\$339,000**

3 Bedroom, 2.50 Bathroom, 1,160 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

This charming two storey is sure to impress. This home boasts curb appeal with covered front entrance and front foyer offers soaring ceiling to second level which adds dimension. Spacious and bright living room features large bay window adorned in fitted blinds through out and neutral laminate flooring. Angled staircase leads to upper level master bedroom features His and Her's closets, bay window, and a pocket door leads to main 4 piece bathroom. Two other bedrooms are on this level. Large windows through out add natural sunlight and a touch of warmth. Lower level is developed and includes a large family room with laminate flooring, 3 piece bathroom, under staircase storage room plus laundry/utility complete with linoleum. Inviting kitchen offers ample cabinets and corner pantry with illuminating window view into large fenced yard. Spacious adjoining dinette area offers patio door access to enjoy raised deck and landscaped yard as well. Gravel parking pad with back alley access for two vehicles.

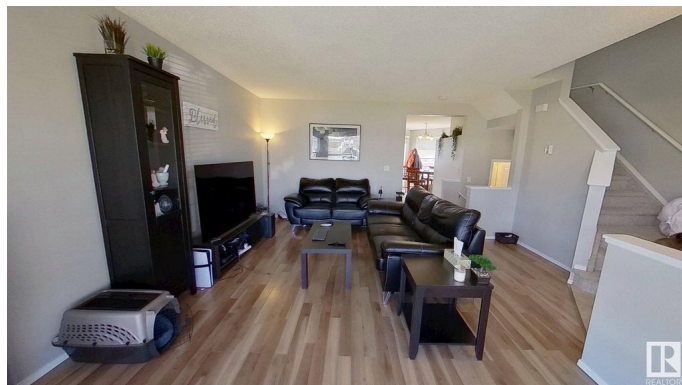
Built in 2008

### Essential Information

MLS® # E4435257

Price \$339,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	24 Douglas Court
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E4

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	1
Zoning	Zone 81

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Listing information last updated on May 9th, 2025 at 4:17pm MDT