# \$415,000 - 11 Douglas Crescent, Leduc

MLS® #E4441769

#### \$415,000

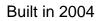
5 Bedroom, 3.00 Bathroom, 1,045 sqft Single Family on 0.00 Acres

Tribute, Leduc, AB

This bright and welcoming 4-bedroom, 3-bath home offers over 1,100 sqft of well-designed living space. The open-concept main floor features durable vinyl plank flooring, a sunny kitchen with ample cabinetry, pantry, eating bar, and patio doors that lead to a spacious 12x24â€<sup>TM</sup> cedar deck—perfect for enjoying summer weather. The primary suite includes a walk-in closet and private ensuite, while the partly finished basement adds a huge rec room, fourth bedroom, and a bath with a luxurious double shower. With great curb appeal, an insulated double garage with storage and a workbench, this home is ready to impress!







#### **Essential Information**

MLS® #	E4441769
Price	\$415,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,045
Acres	0.00
Year Built	2004
Туре	Single Family
Sub-Type	Detached Single Family



Style Status	Bungalow Active
Community Info	ormation
Address	11 Douglas Crescent
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P3
Amenities	
Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

#### Interior

Interior Features	ensuite bathroom		
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,		
	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	Fenced, Landscaped,	Park/Reserve,	Playground	Nearby,	Schools,
	Shopping Nearby				
Roof	Asphalt Shingles				
Construction	Wood, Vinyl				
Foundation	Concrete Perimeter				

## **Additional Information**

Date Listed	June 10th, 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 June 13th, 2025 at 9:17pm MDT