

\$525,000 - 30 Douglas Crescent, Leduc

MLS® #E4454334

\$525,000

5 Bedroom, 3.50 Bathroom, 1,936 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Pride of Ownership Shines in this Fully Developed 2-Storey Walk-Out Backing onto Green Space! This spacious family home offering over 2,500 sq ft of comfortable developed living space. Backing directly onto tranquil green space, this property combines peaceful surroundings w/ exceptional functionality. The main floor features a bright formal living room, cozy family room, a convenient 2-piece powder room, private den/office or bedroom, & main floor laundry. The heart of the home is a gourmet kitchen w/ ample cabinetry & a dining area that opens to a lovely deck. Upstairs, you'll find a spacious primary retreat complete w/ a walk-in closet & luxurious 5-piece ensuite featuring a Jacuzzi soaker tub. 2 additional generously sized bedrooms & a full 4-piece bathroom complete the upstairs. The walk out basement is fully finished w/ a large family room, bedroom & bar that can easily be retrofitted into a 2nd kitchen. The HEATED 21' X 26' MECHANIC'S DREAM GARAGE offers 220 electrical & is fully dry walled.

Built in 2005

Essential Information

MLS® # E4454334

Price \$525,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,936
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	30 Douglas Crescent
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P4

Amenities

Amenities	Deck, Exterior Walls- 2"x6", Fire Pit, Vinyl Windows, Walkout Basement, Wall Unit-Built-In
Parking	220 Volt Wiring, Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Environmental Reserve, Fenced, Landscaped, Public Swimming Pool, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 22nd, 2025
Days on Market	10
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on September 1st, 2025 at 1:47pm MDT