

## \$379,900 - 130 Douglas Lane, Leduc

MLS® #E4449046

**\$379,900**

4 Bedroom, 3.50 Bathroom, 1,318 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Welcome to this fully finished 4-bedroom, 3.5-bathroom home with fresh paint and new vinyl plank flooring on the main level. Ideally situated on a corner lot with both back and side alley access, perfect for additional parking. The main floor features a spacious living room with a cozy corner gas fireplace, a bright dining area, and a well-appointed kitchen with ample cupboard space and a side pantry. A convenient 2-piece bath completes the main floor. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bath. The primary suite includes its own full ensuite and a large walk-in closet. The finished basement offers a rec room, fourth bedroom, full bathroom, and laundry area — perfect for guests, hobbies, or added living space. The backyard is low-maintenance with artificial turf, a large deck, and plenty of space to relax outdoors. A welcoming front veranda adds charm and curb appeal. Located close to schools, parks, walking paths, shopping, and more — this home is move-in ready!

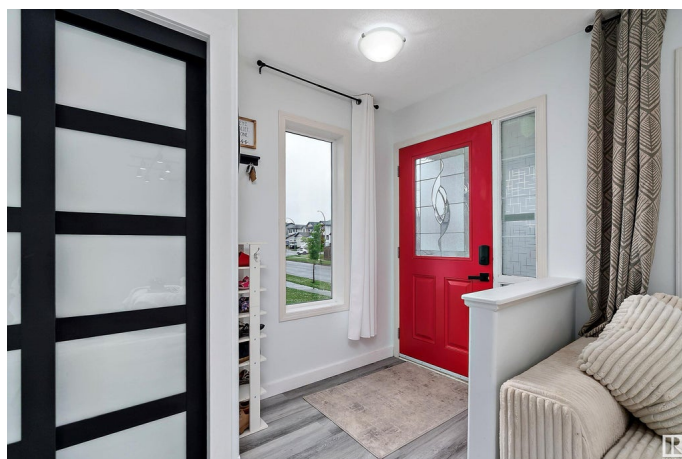
Built in 2007

### Essential Information

MLS® # E4449046

Price \$379,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,318
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	130 Douglas Lane
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0J7

### Amenities

Amenities	Deck
Parking	See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Golf Nearby, Landscaped, Playground Nearby, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 22nd, 2025
Days on Market	9
Zoning	Zone 81

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Listing information last updated on July 31st, 2025 at 11:17am MDT