

\$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!

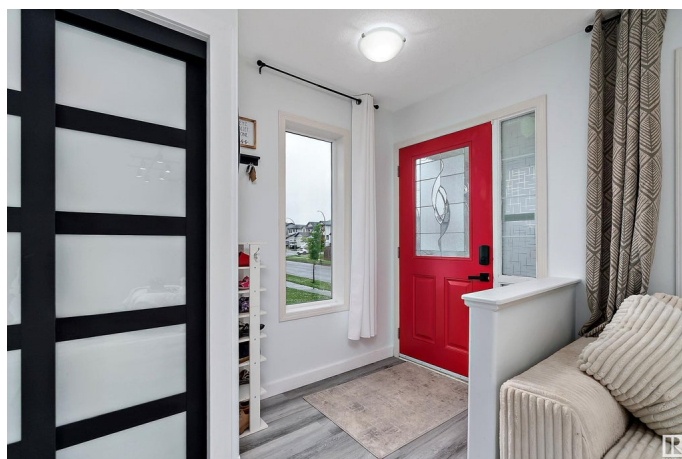
Built in 2007

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	8
Zoning	Zone 81

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Listing information last updated on July 30th, 2025 at 3:47pm MDT