

\$580,000 - 53 Douglas Crescent, Leduc

MLS® #E4453197

\$580,000

4 Bedroom, 3.50 Bathroom, 2,262 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

AMAZING VIEWS & VALUE! Nearly 2,300 sqft plus a fully finished WALKOUT BASEMENT with SECOND KITCHEN on a HUGE PIE LOT backing Douglas Lake! The main floor features a large front office, open-concept kitchen, living room and dining that offer sweeping views! In summer enjoy dinners on the deck with built-in gas line. The kitchen has large side-by-side fridge & freezer, quartz counters, and tile backsplash. Shared laundry on the main floor & vinyl plank throughout. Three bedroom are upstairs including and a king-sized primary with jet tub, shower & walk-in closet. The vaulted bonus room is above the garage. Gorgeous walkout basement with cozy carpets, a large bedroom & bath + quality full kitchen. Step outside to your stamped concrete patio to relax. You will appreciate the added features of the front porch & poured concrete steps on either side of the home to the lower entry. Newer furnace and HWT. The trampoline and cutest shed are included – Don't miss this rare find!

Built in 2006

Essential Information

MLS® # E4453197

Price \$580,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,262
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	53 Douglas Crescent
Area	Leduc
Subdivision	Tribute
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P4

Amenities

Amenities	Deck, Hot Water Natural Gas, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Fenced, Golf Nearby, Landscaped
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 15th, 2025
Days on Market	16
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 August 31st, 2025 at 2:02pm MDT