\$425,000 - 54 Campbell Road, Leduc

MLS® #E4433351

\$425,000

4 Bedroom, 2.50 Bathroom, 1,350 sqft Single Family on 0.00 Acres

Tribute, Leduc, AB

IMMEDIATE POSSESSION! 24' X 22' **HEATED GARAGE! 90% FINISHED** BASEMENT! NO NEIGHBOURS BEHIND! Searching for that illusive detached home w/ large garage & terrific floorplan? This 1350 sq ft 4 bed, 2.5 bath home provides great value! Spacious front living room w/ laminate flooring, large bay window & gas fireplace leads into your L shaped kitchen w/ new lino flooring, eat in dining, corner pantry & newer stainless steel appliances! 2 pce bath & rear yard access. Upstairs brings 3 bedrooms, including the primary bedroom w/ walk in closet & 4 pce bathroom! Additional 4 pce bath for convenience. The basement is the perfect play space or media room, w/ large living space, 4th bedroom, laundry, & bathroom roughed in & ready to finish. Your west facing backyard is home to a massive deck, metal shed, side driveway, & 24' x 22' heated garage! A great package with immediate possession; nicely cared for home. A must see! *Some photos virtually staged*

Built in 1999

Essential Information

MLS® # E4433351 Price \$425,000

Bedrooms 4







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,350 Acres 0.00 Year Built 1999

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 54 Campbell Road

Area Leduc
Subdivision Tribute
City Leduc

County ALBERTA

Province AB

Postal Code T9E 8C8

Amenities

Amenities Deck, Exterior Walls- 2"x6"

Parking Double Garage Detached, Heated, Over Sized, RV Parking

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric,

Window Coverings, Garage Heater

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed April 29th, 2025

Days on Market 2

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 May 1st, 2025 at 3:32am MDT