

\$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 3

Zoning Zone 81

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Listing information last updated on May 1st, 2025 at 10:02pm MDT