

## \$399,900 - 106 Campbell Road, Leduc

MLS® #E4442299

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,691 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Welcome to this greenspace-backing 1691 square foot 4-level split in Tribute! Upon entry the front foyer leads you up to the spacious kitchen & dining room! Headed to the upper level there are 2 bedrooms, with the primary suite having a massive closet & ensuite. Another full bathroom makes up this floor! Headed to the third level, there is a large family room, perfect for watching the game and spending time with the family! The basement is undeveloped and ready for you to put your personal stamp on things! The south facing back yard has a great deck for family BBQ's and spending time outdoors! Recent renovations include a new HWT, Furnace and roof! Just steps away from the Caledonia & Robert Dittich Parks! Quick access to the QE2 makes driving to Nisku or Edmonton, a breeze! Come check us out!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442299  |
| Price          | \$399,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,691     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 106 Campbell Road |
| Area        | Leduc             |
| Subdivision | Tribute           |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 8G5           |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | On Street Parking, Deck, No Smoking Home |
| Parking   | No Garage, Rear Drive Access             |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Stories           | 3                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                           |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                           |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Caledonia Park School      |
| Middle     | Leduc Composite High Schoo |

High Leduc Composite High School

**Additional Information**

Date Listed June 13th, 2025

Days on Market 3

Zoning Zone 81

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Listing information last updated on June 16th, 2025 at 10:17am MDT