

\$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*

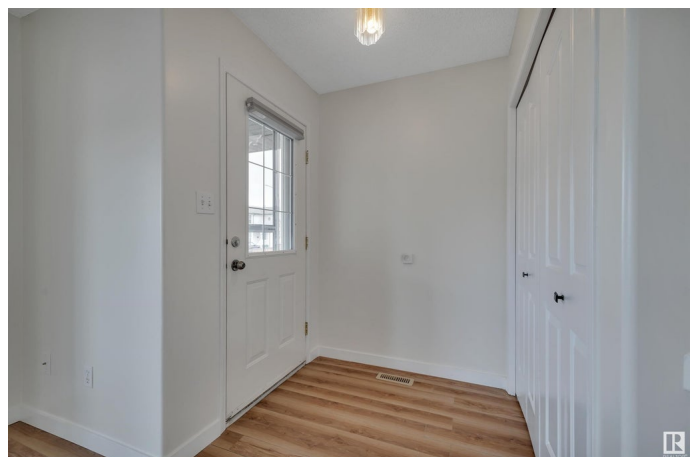
Built in 1999

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 8

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 6th, 2025 at 10:47pm MDT