

## \$425,000 - 54 Campbell Road, Leduc

MLS® #E4433351

**\$425,000**

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

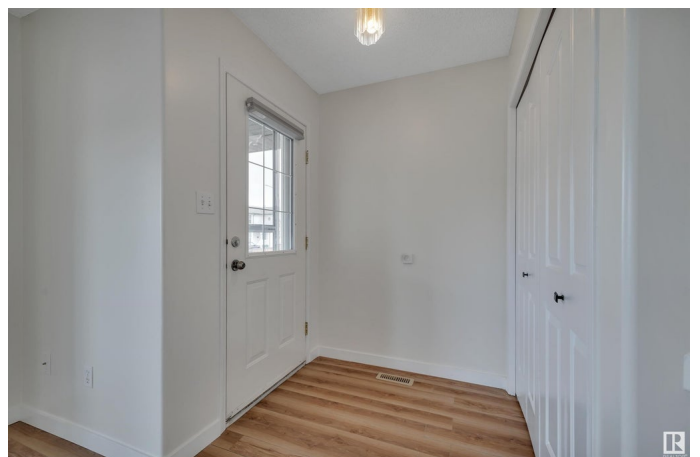
Tribute, Leduc, AB

**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

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Listing information last updated on May 1st, 2025 at 2:33pm MDT