

## \$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                1

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 April 30th, 2025 at 10:02am MDT