

## \$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 Schoo

### **Additional Information**

Date Listed June 13th, 2025

Days on Market 2

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 June 15th, 2025 at 1:32pm MDT