

## \$399,900 - 42 Dunlop Wynd, Leduc

MLS® #E4461310

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,517 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Bright and cheerful half duplex sitting on a massive lot in Tribute with no back neighbors. The property is ideal if you have pets or kids and comes fully fenced with a deck, toboggan hill and a west facing yard! The main level is spacious complete with all hard surface flooring and provides great functional spaces for living and cooking. Upstairs the home offers 3 good sized bedrooms including a 4pc bathroom. The primary suite comes complete with a walk-in closet and 3pc ensuite. Unfinished basement is excellent for storage, and more kid play space. Front drive with a double attached garage to top it all off for this property's features. Close to schools, parks, shopping and EIA.

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461310  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,517     |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 42 Dunlop Wynd |
| Area        | Leduc          |
| Subdivision | Tribute        |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 0N3        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, No Back Lane, No Through Road |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 81           |

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