

## \$418,000 - 4009 37 Ave, Leduc

MLS® #E4430931

**\$418,000**

4 Bedroom, 2.50 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

FULLY RENOVATED, South-Backing and Park-Backing in the desired neighborhood of Caledonia! BRAND-NEW siding, roofing, flooring, kitchen, appliances, and bathrooms! This bungalow has the open concept design with loaded of sunlight. The main floor has a huge family room, well-designed kitchen, 3 bedrooms and a 3-pc bathroom. The finished basement offers a bedroom, recreation room and 2-pc bathroom.

Built in 1978

### Essential Information

MLS® #	E4430931
Price	\$418,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,103
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### Community Information



Address	4009 37 Ave
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T6L 7C3

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Front Drive Access, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Asphalt, Vinyl
Exterior Features	Airport Nearby, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	16
Zoning	Zone 81

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Listing information last updated on May 1st, 2025 at 7:17am MDT