

\$425,000 - 4211 37 Avenue, Leduc

MLS® #E4428074

\$425,000

3 Bedroom, 2.00 Bathroom, 1,113 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Well-kept home close to playgrounds, walking paths, shopping, Leduc Rec Centre, and more. Featuring a bright and airy living room that boasts a large bay window and a gas fireplace, a beautifully large kitchen and dining area with ample cabinetry and pot drawers, PLUS a pantry. The upper level offers three comfortable bedrooms and a 4-pc main bath. The basement includes a laundry room, a 3-pc bath, a generous rec room, and plenty of storage. The property also features a large fenced yard, an oversized 24 x 18 garage with a workshop area and electrical wiring, a shed for additional storage, and a lovely wood patio with a gazebo. Some upgrades include new HWT (2025), house and garage shingles (2020), new siding on both (2018), and new gutters and garage doors (2018). A must-see home in a fantastic location!

Built in 1976

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4428074 |
| Price | \$425,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,113 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1976 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4211 37 Avenue |
| Area | Leduc |
| Subdivision | Caledonia |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 6A5 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Patio |
| Parking | Over Sized, Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

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|-------------|------------------|
| Date Listed | March 28th, 2025 |
|-------------|------------------|

Days on Market 36

Zoning Zone 81

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