

## **\$340,000 - 4310 37 Avenue, Leduc**

MLS® #E4431830

**\$340,000**

4 Bedroom, 1.50 Bathroom, 1,091 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

This charming bungalow is nestled in a mature neighborhood on a spacious 6,419 sq ft lot and is ready for quick possession! Built in 1976, this home has several upgrades, including shingles, furnace, Hot Water on Demand, and central air conditioning for year-round comfort. Inside, the main level features three well-sized bedrooms with new carpet, a 4pc main bath, and a 2pc ensuite in the primary bedroom. The spacious kitchen offers plenty of cabinetry, while the bright dining and living areas provide an inviting atmosphere for family gatherings. The basement is partially finished, including a 4th bedroom, family/rec room (with the option to add an additional bedroom), and ample storage space. A large laundry area and office/den add further versatility to this home. Outside, the extra-long driveway easily accommodates RV parking. A cement patio and firepit in the backyard offers fantastic outdoor entertaining spaces. Top it off with an oversized single garage!

Built in 1976

### **Essential Information**

MLS® # E4431830

Price \$340,000

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,091
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4310 37 Avenue
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5Z9

### Amenities

Amenities	Air Conditioner, Fire Pit, Hot Water Instant, See Remarks
Parking	Single Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 18th, 2025  
Days on Market      59  
Zoning                Zone 81

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