

## \$424,900 - 4301 37 Avenue, Leduc

MLS® #E4446883

**\$424,900**

4 Bedroom, 2.50 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Welcome to one of the most updated homes you will encounter in the area! No filler here, just facts! This 4 bed, 2.5 Bath has been extensively upgraded - New kitchen down to the studs with stainless steel appliances, solid hickory butcher block countertops, gas range (2020), Regraded (2021), Fencing (2021), Flooring (2021), Baseboards and Window casings throughout main floor (2025) Washer and Dryer (2023), Hot Water Tank upgrade (2024), Central Air (2018), Hunter Douglas Blinds (2018), and SO MUCH MORE! Featuring a double-detached oversized garage and extended-rear driveway leading to it! In the basement you'll find the huge 4th bedroom, laundry, utilities, and a MASSIVE high-end steam shower! This turn-key home is going to be perfect for any family!

Built in 1976

### Essential Information

MLS® #	E4446883
Price	\$424,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,192
Acres	0.00



Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4301 37 Avenue
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5Z9

### Amenities

Amenities	Air Conditioner, No Smoking Home, Sauna; Swirlpool; Steam, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, No Back Lane, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
Days on Market	1

## Zoning

## Zone 81

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Listing information last updated on July 11th, 2025 at 9:48am MDT