

## \$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**

Date Listed	March 28th, 2025
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Days on Market 25

Zoning Zone 81

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