

## **\$390,000 - 4310 36 Avenue, Leduc**

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MLS® #E4434384

**\$390,000**

4 Bedroom, 2.00 Bathroom, 1,072 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Pride of ownership is evident in this 1070 sq.ft. bungalow located in the established subdivision of Caledonia. As you enter this home, you are greeted by gleaming hardwood flooring which runs through the main living area and into one of the three main floor bedrooms. Sparkling white kitchen offers stainless steel appliances, pantry, broom closet and island with granite, pot drawers and raised eating bar. (Bar stools stay). Adjoining dinette has an abundance of natural lighting with large bay window. Led pot lights in bright living room with large picture window. Three plus one bedrooms; master with walk in closet. Main 4 piece bath. Lower entrance provides access to the outdoor deck and 24' x 24' garage. FD lower level offers family room with corner, wood burning stove, 3 piece bathroom, bedroom, den and utility/storage/laundry room. Landscaped yard; front and back! Welcome home! Lawn and snow blower stay! Any offers



Built in 1976

### **Essential Information**

MLS® #	E4434384
Price	\$390,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,072
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4310 36 Avenue
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6A2

### Amenities

Amenities	Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Corner Lot, Fenced, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 2nd, 2025

Days on Market 11

Zoning Zone 81

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Listing information last updated on May 13th, 2025 at 1:32pm MDT