

## \$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 |
|-------------|------------------|

Days on Market 22

Zoning Zone 81

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