

## **\$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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Listing information last updated on June 16th, 2025 at 5:32pm MDT