

## \$379,900 - 4013 37 Avenue, Leduc

MLS® #E4441593

**\$379,900**

5 Bedroom, 2.50 Bathroom, 1,208 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

This absolutely stunning, fully renovated home offers 1,184 square feet of stylish living space with 3 spacious bedrooms, 1.5 modern bathrooms, a bright and open living room featuring upgraded laminate flooring, pot lights, a new chandelier, and decorative knockdown ceilings; a fully updated eat-in kitchen with brand-new cabinets, modern hardware, glass and stone backsplash, new countertops, upgraded lighting, a pantry with glass French doors, and a built-in central vacuum sweep system in the toe kick; the primary bedroom boasts a private 2-piece ensuite, elegant wainscoting with crown molding, and garden door access to a large custom deck with two sets of stairs, built-in bench seating, and custom railings overlooking a beautifully landscaped backyard with a new fire pit, tool shed, and backing directly onto a park; and the refreshed main bath features a new vanity, coordinating mirror, modern fixtures, and sleek laminate flooring throughout.

Built in 1978

### Essential Information

MLS® # E4441593

Price \$379,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,208                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4013 37 Avenue |
| Area        | Leduc          |
| Subdivision | Caledonia      |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 6E1        |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

Date Listed June 10th, 2025

Days on Market 7

Zoning Zone 81

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