

# \$274,900 - 3414 39 Street, Leduc

MLS® #E4434404

**\$274,900**

5 Bedroom, 2.50 Bathroom, 990 sqft  
Single Family on 0.00 Acres

Caledonia, Leduc, AB

Discover the potential of this bi-level gem in Caledonia, backing directly onto Rainbow Park! With 3+2 bedrooms and 2.5 bathrooms, there's plenty of space for the whole family. Enjoy the bright, open living areas and step out onto the sunny deck—perfect for morning coffee or evening relaxation. The oversized, heated double attached garage offers room for vehicles, storage, or a workshop. While the home needs a bit of TLC, it's brimming with opportunity and waiting for new owners to make it their own. A rare chance to own a park-backed home in a fantastic neighborhood!

Built in 1982

## Essential Information

MLS® #	E4434404
Price	\$274,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	990
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family



Style	Bi-Level
Status	Active

### Community Information

Address	3414 39 Street
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6E4

### Amenities

Amenities	Deck
Parking	Double Garage Detached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, 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, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Caledonia Park School
High	Leduc Composite

### Additional Information

Date Listed	May 4th, 2025
Days on Market	2
Zoning	Zone 81

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