

## \$427,000 - 3610 37 Avenue, Leduc

MLS® #E4436719

**\$427,000**

4 Bedroom, 2.00 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Welcome home! 2192 sq ft of living space. Location is in a calm quiet cul-de-sac in the Meadowview side of Caledonia. House has been upgraded with new roof, flooring, bathrooms, paint and light fixtures and stainless steel appliances. Plenty of parking with Very long newly paved asphalt driveway. Gas-line for BBQ on rear patio boardwalk style deck. Separate entrance capability at rear entrance for an in-law suite. Basement is amazing! Cozy wood burning fireplace, full Kitchen and a large primary bedroom with huge walk-in closet and new ensuite bathroom. Separate laundry hook ups already there for two laundry areas if needed. Oversized detached heated garage (can fit two pick up trucks). Fish pond and Beautiful perennial flowers and flowering trees in the yard with a fire pit to enjoy those gorgeous Alberta evenings!

Built in 1978

### Essential Information

MLS® #	E4436719
Price	\$427,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,098



Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3610 37 Avenue
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6G7

### **Amenities**

Amenities	Fire Pit, Smart/Program. Thermostat, R.V. Storage
Parking Spaces	6
Parking	Double Garage Detached, Heated, Insulated, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Projector, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 15th, 2025

Days on Market                6

Zoning                            Zone 81

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