

## \$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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