

## \$349,000 - 3605 41 Street, Leduc

MLS® #E4455428

**\$349,000**

4 Bedroom, 2.50 Bathroom, 1,258 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Welcome to this Spacious family bungalow with many great features! Located in the family community of Caledonia. This home offers an insulated double detached garage plus a large insulated shed. Updates include newer shingles, windows, furnace and some newer flooring. The main floor boasts a large living/dining room, central A/C, a master bedroom with 2-piece ensuite, . Downstairs youâ€™ll find a wood-burning fireplace, family room, bathroom with a jacuzzi tub and an additional bedroom. With 3 bedrooms up and 1 down, thereâ€™s plenty of space for the whole family. Walking distance to schools and parks, and just minutes from the rec centre!â€•

Built in 1977

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4455428      |
| Price          | \$349,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,258         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3605 41 Street |
| Area        | Leduc          |
| Subdivision | Caledonia      |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 6E2        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch |
| Parking   | Double Garage Detached             |

### Interior

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

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                    |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stucco                                                                    |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 67                |
| Zoning         | Zone 81           |

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