

# \$424,900 - 4301 37 Avenue, Leduc

MLS® #E4446883

**\$424,900**

4 Bedroom, 2.50 Bathroom, 1,192 sqft  
Single Family on 0.00 Acres

Caledonia, Leduc, AB

Welcome to one of the most updated homes you will encounter in the area! No filler here, just facts! This 4 bed, 2.5 Bath has been extensively upgraded - New kitchen down to the studs with stainless steel appliances, solid hickory butcher block countertops, gas range (2020), Regraded (2021), Fencing (2021), Flooring (2021), Baseboards and Window casings throughout main floor (2025) Washer and Dryer (2023), Hot Water Tank upgrade (2024), Central Air (2018), Hunter Douglas Blinds (2018), and SO MUCH MORE! Featuring a double-detached oversized garage and extended-rear driveway leading to it! In the basement you'll find the huge 4th bedroom, laundry, utilities, and a MASSIVE high-end steam shower! This turn-key home is going to be perfect for any family!



Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446883  |
| Price          | \$424,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,192     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 1976                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4301 37 Avenue |
| Area        | Leduc          |
| Subdivision | Caledonia      |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 5Z9        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, No Smoking Home, Sauna; Swirlpool; Steam, See Remarks |
| Parking   | Double Garage Detached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, No Back Lane, Schools, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 4               |

## Zoning

## Zone 81

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Listing information last updated on July 14th, 2025 at 2:32pm MDT