

## \$479,900 - 3501 40 Street, Leduc

MLS® #E4434278

**\$479,900**

4 Bedroom, 1.50 Bathroom, 1,199 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

luxurious living! This fully renovated 3+1 bed, 1.5 bath bungalow sits on a spacious 6487 Sqft corner lot in family-friendly Caledonia! Steps from schools, parks, lakes, trails & shopping. Featuring LUXURY vinyl floor, Chic doors W/ timeless headers. Upgraded windows, H/E furnace & H2O tank. GOURMET chef's kitchen W/ high gloss soft-close doors, walnut countertops, large island W/ slide in range, suspended hood fan, subway backsplash & NEW SS appliances. The primary is fit for a king bed W/ a lavish 2 PC ensuite. The 2 other main floor BDRMS are generously sized W/ double door closets. The ULTRA MODERN main bath offers a soaker tub W/ porcelain tile, vessel sink, euro vanity, tile backsplash & dual flush toilet. Huge finished Basement boasts NEW carpet & 4th BDRM. Outside awaits NEW CUSTOM glass railing, fencing, shingles, fascia, soffit, eavestrough, Private dual yards, 15x12 deck W/ privacy wall, SHOP like garage, fresh landscaping, cozy porch offering picturesque sunsets. Truly a rare, move-in ready gem!

Built in 1978

### Essential Information

MLS® # E4434278

Price \$479,900



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,199
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3501 40 Street
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6C8

### Amenities

Amenities	Off Street Parking, Carbon Monoxide Detectors, Deck, Fire Pit, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Vinyl Windows
Parking	220 Volt Wiring, Insulated, Over Sized, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco, Hardie Board Siding
Exterior Features	Corner Lot, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

### School Information

Elementary	Caledonia Park
Middle	École Leduc Junior High
High	Leduc Composite High

### Additional Information

Date Listed	May 3rd, 2025
Days on Market	11
Zoning	Zone 81

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