

# \$335,000 - 4010 37 Avenue, Leduc

MLS® #E4456271

## \$335,000

3 Bedroom, 2.00 Bathroom, 1,083 sqft  
Single Family on 0.00 Acres

Caledonia, Leduc, AB

Judicial sale in the community of Caledonia.  
Infill potential. The property requires significant  
renovation. The 635m2 lot would be ideal for  
redevelopment. This property is sold "as is,  
where is".

Built in 1976

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456271               |
| Price          | \$335,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,083                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4010 37 Avenue |
| Area        | Leduc          |
| Subdivision | Caledonia      |
| City        | Leduc          |
| County      | ALBERTA        |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T9E 6E1 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Crawl Space            |
| Parking   | Double Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 35                  |
| Zoning         | Zone 81             |

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Listing information last updated on October 10th, 2025 at 12:02pm MDT