

\$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 6

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:02am MDT