

\$374,900 - 3604 44 Street, Leduc

MLS® #E4441690

\$374,900

4 Bedroom, 2.00 Bathroom, 1,089 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Welcome to Caledonia in Leduc. This charming, well-maintained bungalow offers 2,028 sqft of comfortable living space, with both the main floor and basement fully finished. The bright, spacious kitchen features ample cabinets and counter space, perfect for family meals and entertaining. The main floor includes three bedrooms, a 4-pce bath, hardwood and carpet flooring that add warmth and style. The basement is thoughtfully laid out with an additional bedroom, a 3-pce bath, and rec room ideal for family gatherings with fire place, and a versatile flex room for a home office, playroom, or storage. The complete laundry area adds convenience. Outside, enjoy a large deck for relaxing or outdoor dining, a fenced backyard, and a paved driveway with plenty of parking space. Located close to shopping, schools, and a quick commute international airport, this home offers the perfect blend of comfort, functionality, and convenience in a friendly neighborhood -an ideal place to call home

Built in 1976

Essential Information

MLS® # E4441690

Price \$374,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,089 |
| Acres | 0.00 |
| Year Built | 1976 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3604 44 Street |
| Area | Leduc |
| Subdivision | Caledonia |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 6A1 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking | 2 Outdoor Stalls, Parking Pad Cement/Paved |

Interior

| | |
|--------------|--|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Double Sided, Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed June 11th, 2025

Days on Market 5

Zoning Zone 81

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