

## \$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                3

Zoning                            Zone 81

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