

## \$525,000 - 4303 35 Avenue, Leduc

MLS® #E4450492

**\$525,000**

3 Bedroom, 1.50 Bathroom, 1,262 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Welcome home to this beautifully updated bungalow on a spacious 715+ SqM lot in family-friendly Caledonia, Leduc. Tons of natural light from the huge windows! The open-concept main floor features 3 bedrooms & a stunningly renovated 3-pc bathroom complete with in-floor heating for added comfort. The basement includes a den, a 2-pc bath with potential for a shower, & subflooring—just add your finishing touch to complete the space! Enjoy relaxing mornings on the front porch & summer evenings on the backyard patio. The heated, oversized double garage is insulated & equipped with 220V—perfect for your EV & more. Close to parks, playgrounds, shopping, & schools. Upgrades: Porch (2025), Vinyl planks on main, engineered wood siding & HE furnace (2024), microwave range hood (2023), shingles, new roof sheeting, dishwasher, fridge & stove (2022), Triple pane windows (2015), front/back exterior doors (2015), bsmt dev (2008), kitchen (2007), attic insulation R50.

Built in 1976

### Essential Information

MLS® # E4450492

Price \$525,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,262
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4303 35 Avenue
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6A9

### Amenities

Amenities	Detectors Smoke, Front Porch, Hot Water Tankless, Parking-Extra, Patio
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 31st, 2025

Days on Market                15

Zoning                              Zone 81

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