

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

MLS® #E4450492

**\$525,000**

4 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 4



|                |                        |
|----------------|------------------------|
| 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                25

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 August 25th, 2025 at 2:02am MDT