

## \$549,999 - 4303 35 Avenue, Leduc

MLS® #E4450492

**\$549,999**

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 and 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, and subflooring—just add your finishing touch to complete the space! Enjoy relaxing mornings on the front porch and summer evenings on the backyard patio. The heated, oversized double garage is insulated and equipped with 220V—perfect for your EV and more. Close to parks, playgrounds, shopping, and schools. This is the one you’ve been waiting for!

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450492  |
| Price          | \$549,999 |
| 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 | 5               |
| Zoning         | Zone 81         |

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Listing information last updated on August 5th, 2025 at 8:47am MDT