

\$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

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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 33

Zoning Zone 81

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