

## \$399,900 - 3405 39 Street, Leduc

MLS® #E4447285

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,060 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

This adorable bungalow is perfectly located just steps from Caledonia School and two beautiful parks—ideal for families! Step inside to a warm and inviting living space designed for comfort and connection. The bright kitchen is a cook's dream with ample cabinetry and generous counter space—making every meal a pleasure. Featuring 3 spacious bedrooms on the main floor and 2 full bathrooms, including a primary suite with a 3-piece ensuite and corner shower, this home offers both functionality and privacy. The fully developed basement boasts a large open family/rec room, perfect for movie nights, playtime, or a home gym setup, as well as a 4th bedroom. You'll love the spacious laundry/utility room with extra storage potential, and the double detached garage ensures ample parking. The fully fenced backyard is a safe and sunny retreat—ideal for kids, pets, or simply relaxing with a morning coffee. This home has tons of upgrades and is a must see.

Built in 1982

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4447285  |
| Price    | \$399,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,060                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3405 39 Street |
| Area        | Leduc          |
| Subdivision | Caledonia      |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 6E4        |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Off Street Parking, Bar, Hot Water Natural Gas, Parking-Extra |
| Parking   | Double Garage Detached                                        |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Stories           | 2                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                           |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Vinyl                        |
| Exterior Features | Fenced, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Vinyl                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 10th, 2025

Days on Market                23

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 2nd, 2025 at 10:47am MDT