

## \$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, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 81

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