

## \$389,900 - 3405 39 Street, Leduc

MLS® #E4451765

**\$389,900**

4 Bedroom, 2.50 Bathroom, 1,060 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

This bungalow is perfectly located just steps from Caledonia School and two beautiful park. Step inside to an inviting living space designed for comfort and connection. Bright kitchen has ample cabinetry and generous counter space. 3 spacious bedrooms on the main floor & 2 full bathrooms, including a primary suite with a 3-piece ensuite and corner shower. The fully developed basement has a large open family/rec room, perfect for movie nights, playtime, or a home gym setup, as well as a 4th bedroom. Spacious laundry/utility room with extra storage, and the double detached garage ensures ample parking. The fully fenced backyard is a safe and sunny retreat. This home has tons of upgrades: Triple pane argon windows, BRAND NEW shingles with 35 year warranty transferable to new owners Google smart home accessories, Nest security doorbell, nest thermostat, and Alfred door locks. Regrading has also been done around most of the home and garage.

Built in 1982

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451765  |
| Price     | \$389,900 |
| 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      | On Street Parking, Bar, Hot Water Natural Gas, Parking-Extra, R.V. Storage |
| Parking Spaces | 6                                                                          |
| 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, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                        |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 81          |

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Listing information last updated on August 23rd, 2025 at 2:32pm MDT