

\$398,000 - 3513 36 Street, Leduc

MLS® #E4451172

\$398,000

3 Bedroom, 2.00 Bathroom, 1,079 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Affordable family living!! Welcome to Leduc's family friendly community of Caledonia! Conveniently located within minutes of the QEII (without the traffic noise!). This significantly upgraded 4 level split has over 1500 sq/ft of finished living space on the 1st 3 levels. 3 bedrooms and 2 full baths. The main floor was completely renovated in 2019 and includes an Open floor plan with stylish dark wood kitchen cabinets, quartz counter tops, complete with a large island (w/ power and "sit at" seating space), and all new laminate flooring. All vinyl windows in the finished area (except primary bedroom). A finished lower level family/entertainment space w/ 3 piece bath (w/ jet tub). The basement level is partially finished with a completed flex space available for a potential bedroom, and a convenient walled in storage room. Laundry and easily accessed utility area in the basement. Shingles, soffits & fascia, and exterior paint completed in 2018. Expansive fenced yard.

Built in 1978

Essential Information

MLS® # E4451172

Price \$398,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	3513 36 Street
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6G6

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat
Parking	Front Drive Access

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Caledonia Park (k-7)
Middle Leduc Comp (8-9)
High Leduc Comp

Additional Information

Date Listed August 5th, 2025
Days on Market 12
Zoning Zone 81

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