

Courtesy Of Walter D Diduck Of RE/MAX Real Estate

\$449,900 - 3705 42 Street, Leduc

MLS® #E4425047

\$449,900

3 Bedroom, 3.50 Bathroom, 2,045 sqft
Single Family on 0.00 Acres

Caledonia, Leduc, AB

Welcome to Caledonia! Spacious 2045 sq. ft., 2 Storey in a convenient location close to schools, transportation, parks and more! This 1988 build has been well taken care of and boasts an open and bright floor plan. As you enter, you are greeted with great natural light, hardwood flooring, vaulted ceilings and a seamless blend between living and dining room areas. The kitchen has Oak cabinetry, S/S appliances and opens up to the breakfast nook area, with convenient access to the fully landscaped and fenced yard. There is another cozy family room area that features a n/g fireplace for warmth and ambiance on those chilly winter nights. On this level you will also find a laundry room and 2 piece bathroom. The upper level has 2 great bedrooms, full 4 piece bathroom, with a primary suite that features abundant closet space and a 3-piece ensuite with soaker tub. The lower level of the home is also fully finished with a 3rd bedroom, 3 piece bathroom and spacious rec room. Great home in a great community!

Built in 1988

Essential Information

| | |
|----------|-----------|
| MLS® # | E4425047 |
| Price | \$449,900 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,045 |
| Acres | 0.00 |
| Year Built | 1988 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3705 42 Street |
| Area | Leduc |
| Subdivision | Caledonia |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 6A5 |

Amenities

| | |
|----------------|---|
| Amenities | Detectors Smoke, Exterior Walls- 2"x6", See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive Access, Heated, Insulated |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Baseboard, Hot Water, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Oak Surround, Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No |

Back Lane, Public Transportation, Schools, Shopping Nearby, Treed Lot,
See Remarks

Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

School Information

Elementary Caledonia
Middle Caledonia
High Christ The King/Father Led

Additional Information

Date Listed March 11th, 2025
Days on Market 25
Zoning Zone 81

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Listing information last updated on April 5th, 2025 at 7:17pm MDT