

## \$379,900 - 3513 36 Street, Leduc

MLS® #E4454005

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,079 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

**PRICE REDUCED TO SELL!!** 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 (with central A/C) 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). Shingles, soffits & fascia, and exterior paint completed in 2018. 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. Expansive fenced yard.

Built in 1978

### Essential Information

MLS® # E4454005

Price \$379,900

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 21st, 2025  
Days on Market                3  
Zoning                              Zone 81

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