

\$389,000 - 4210 33 Avenue, Leduc

MLS® #E4434544

\$389,000

3 Bedroom, 1.50 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Attention first time buyers! Why pay rent? Own a home instead! Welcome to this 2-story home nestled in the popular Caledonia subdivision in Leduc. Located in a quiet cul-de-sac, close to shopping, Leduc Recreation Centre, Caledonia School and all of Leduc's amenities. Perfect for a young family or as an investment opportunity. Home has a HUGE, 9900+ SQFT expansive yard offering endless possibilities for outdoor activities, gardening, or creating your own personal oasis. Complete with a shed for storage and covered ground level patio. Perfect for entertaining with family or friends! Inside you'll find a well-designed main floor, featuring an updated kitchen, dining area, living room and a 2-piece bathroom. Vinyl plank flooring throughout. Recently replaced shingles and newer vinyl windows. Upstairs, are 3 good sized bedrooms plus a 4-piece bathroom. Out front is the attached double garage providing you with ample storage and parking. Don't miss out on this opportunity to own your own home in Leduc.

Built in 1984

Essential Information

MLS® # E4434544

Price \$389,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,241 |
| Acres | 0.00 |
| Year Built | 1984 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4210 33 Avenue |
| Area | Leduc |
| Subdivision | Caledonia |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 6B7 |

Amenities

| | |
|-----------|-------------------------------|
| Amenities | Deck, Fire Pit, Vinyl Windows |
| Parking | Double Garage Attached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Corner Lot, Fenced, Flat Site, No Back Lane, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |

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

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 10 |
| Zoning | Zone 81 |

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