

## \$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                9  
Zoning                             Zone 81

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