

\$480,000 - 4303 35 Avenue, Leduc

MLS® #E4456347

\$480,000

4 Bedroom, 1.50 Bathroom, 1,262 sqft
Single Family on 0.00 Acres

Caledonia, Leduc, AB

Step into this beautifully updated 1261 Sqft bungalow on a spacious 715+ SqM lot in Caledonia, Leduc! The bright open-concept main floor features 2 bedrooms plus a den/bedroom & a stylish 3-pc bath with in-floor heating. The basement has a den/bedroom, 2-pc bath with room for a shower, & subflooring “ ready for your finishing touch. Relax on the front porch or backyard patio & enjoy the oversized heated double garage with 220V. Upgrades include: Porch (2025), Vinyl plank flooring, engineered wood siding & HE furnace (2024), Microwave range hood (2023), Shingles, new roof sheeting, dishwasher, fridge & stove (2022), Triple pane windows, front/back exterior doors (2015), Bsmt dev (2008), Kitchen (2007), Attic insulation R50.

Built in 1976

Essential Information

MLS® #	E4456347
Price	\$480,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,262
Acres	0.00



Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4303 35 Avenue
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6A9

Amenities

Amenities	Detectors Smoke, Front Porch, Hot Water Tankless, Parking-Extra, Patio
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone
Foundation	Concrete Perimeter

School Information

Elementary	Caledonia Park School
Middle	Leduc Composite High Schoo
High	Leduc Composite High Schoo

Additional Information

Date Listed	September 5th, 2025
Days on Market	9
Zoning	Zone 81

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Listing information last updated on September 14th, 2025 at 1:32am MDT