

\$375,000 - 3606 37 Avenue, Leduc

MLS® #E4443276

\$375,000

3 Bedroom, 1.00 Bathroom, 1,118 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Welcome to this 4-level split in the Caledonia neighbourhood of Leduc. This 3 bedroom, 1 bath home offers a functional layout with vinyl plank flooring on the main level, laminate upstairs and down, and brand new linoleum in the basement. Freshly repainted, the home has been well loved and is ready for a new owner's touch. The main floor also features a cozy wood-burning fireplace that adds charm and warmth to the living space. The lower level is partly finished and includes a bathroom rough-in, waiting for the new owner to complete. Outside, the true gem is the massive oversized double detached garage—ideal for hobbyists or trades—with ample space for parking, a dedicated workshop area at the rear, and a spacious loft above for added storage. The property also includes a large backyard, a deck for outdoor enjoyment, and a long driveway with RV parking. With solid bones and standout garage space, this is a great opportunity in a well-established community.

Built in 1978

Essential Information

MLS® # E4443276

Price \$375,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,118
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	3606 37 Avenue
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6G7

Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke, Fire Pit, No Smoking Home
Parking Spaces	6
Parking	Double Garage Detached, Insulated, Over Sized, RV Parking

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Flat Site, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 19th, 2025
Days on Market	6
Zoning	Zone 81

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