

## \$399,900 - 3405 39 Street, Leduc

MLS® #E4447285

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,060 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

This adorable bungalow is perfectly located just steps from Caledonia School and two beautiful parks—ideal for families! Step inside to a warm and inviting living space designed for comfort and connection. The bright kitchen is a cook's dream with ample cabinetry and generous counter space—making every meal a pleasure. Featuring 3 spacious bedrooms on the main floor and 2 full bathrooms, including a primary suite with a 3-piece ensuite and corner shower, this home offers both functionality and privacy. The fully developed basement boasts a large open family/rec room, perfect for movie nights, playtime, or a home gym setup, as well as a 4th bedroom. You'll love the spacious laundry/utility room with extra storage potential, and the double detached garage ensures ample parking. The fully fenced backyard is a safe and sunny retreat—ideal for kids, pets, or simply relaxing with a morning coffee. This home has tons of upgrades and is a must see.

Built in 1982

### Essential Information

MLS® # E4447285

Price \$399,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,060
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3405 39 Street
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6E4

### Amenities

Amenities	Off Street Parking, Bar, Hot Water Natural Gas, Parking-Extra
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 10th, 2025

Days on Market                17

Zoning                              Zone 81

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