\$274,900 - 3414 39 Street, Leduc

MLS® #E4434404

\$274,900

5 Bedroom, 2.50 Bathroom, 990 sqft Single Family on 0.00 Acres

Caledonia, Leduc, AB

Discover the potential of this bi-level gem in Caledonia, backing directly onto Rainbow Park! With 3+2 bedrooms and 2.5 bathrooms, there's plenty of space for the whole family. Enjoy the bright, open living areas and step out onto the sunny deckâ€"perfect for morning coffee or evening relaxation. The oversized, heated double attached garage offers room for vehicles, storage, or a workshop. While the home needs a bit of TLC, it's brimming with opportunity and waiting for new owners to make it their own. A rare chance to own a park-backed home in a fantastic neighborhood!

Built in 1982

Essential Information

MLS® # E4434404 Price \$274,900

Bedrooms 5

Bathrooms 2.50

Full Baths 2

Half Baths 1

Year Built

Square Footage 990

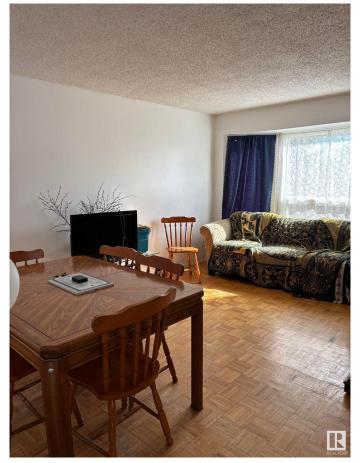
Acres 0.00

Type Single Family

Sub-Type Detached Single Family

1982





Style Bi-Level Status Active

Community Information

Address 3414 39 Street

Area Leduc

Subdivision Caledonia

City Leduc

County ALBERTA

Province AB

Postal Code T9E 6E4

Amenities

Amenities Deck

Parking Double Garage Detached, Heated

Interior

Interior Features ensuite bathroom

Appliances Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, No Back Lane, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Caledonia Park School

High Leduc Composite

Additional Information

Date Listed May 4th, 2025

Days on Market 3

Zoning Zone 81

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Listing information last updated on May 6th, 2025 at 10:47pm MDT