

Courtesy Of Walter D Diduck Of RE/MAX Real Estate

## **\$449,900 - 3705 42 Street, Leduc**

MLS® #E4425047

### **\$449,900**

3 Bedroom, 3.50 Bathroom, 2,045 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Welcome to Caledonia! Spacious 2045 sq. ft., 2 Storey in a convenient location close to schools, transportation, parks and more! This 1988 build has been well taken care of and boasts an open and bright floor plan. As you enter, you are greeted with great natural light, hardwood flooring, vaulted ceilings and a seamless blend between living and dining room areas. The kitchen has Oak cabinetry, S/S appliances and opens up to the breakfast nook area, with convenient access to the fully landscaped and fenced yard. There is another cozy family room area that features a n/g fireplace for warmth and ambiance on those chilly winter nights. On this level you will also find a laundry room and 2 piece bathroom. The upper level has 2 great bedrooms, full 4 piece bathroom, with a primary suite that features abundant closet space and a 3-piece ensuite with soaker tub. The lower level of the home is also fully finished with a 3rd bedroom, 3 piece bathroom and spacious rec room. Great home in a great community!

Built in 1988

### **Essential Information**

MLS® # E4425047

Price \$449,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,045
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3705 42 Street
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6A5

### **Amenities**

Amenities	Detectors Smoke, Exterior Walls- 2"x6", See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Oak Surround, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No

Back Lane, Public Transportation, Schools, Shopping Nearby, Treed Lot,  
See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Caledonia  
Middle Caledonia  
High Christ The King/Father Led

### **Additional Information**

Date Listed March 11th, 2025  
Days on Market 25  
Zoning Zone 81

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