

## **\$397,900 - 3316 44 Street, Leduc**

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MLS® #E4439216

**\$397,900**

4 Bedroom, 1.50 Bathroom, 1,212 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Stop scrolling! this bungalow is a total gem! It has a gorgeous curb appeal and has been impeccably maintained! Big ticket items- think roof, eaves and fascia + furnace, have already been completed! Inside, you'll find hand-scraped laminate floors and a beautiful kitchen featuring quartz countertops, newer stainless steel appliances, pantry, and loads of cabinets and counterspace! perfect for entertaining! The layout flows effortlessly from kitchen to dining to the cozy living room. Enjoy three main floor bedrooms including a primary with 2-piece ensuite. Downstairs you say? A huge rec/family room with cozy wood stove, perfect for movie nights, hobbies, or hangouts! plus another bedroom and tons of storage. And the cherry on top? The massive detached garage with radiant heat, low maintenance landscaping, gas BBQ hook-up and NO back neighbors!!! Step right onto the trail and enjoy the open green space! This home truly has everything!



Built in 1977

### **Essential Information**

MLS® #	E4439216
Price	\$397,900
Bedrooms	4
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,212
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3316 44 Street
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6B4

### Amenities

Amenities	Deck, Detectors Smoke, Fire Pit, Vinyl Windows
Parking Spaces	5
Parking	Double Garage Detached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Middle	Caldonia Park
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**Additional Information**

Date Listed	May 29th, 2025
Days on Market	13
Zoning	Zone 81

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