

## \$429,900 - 3222 41 Street, Leduc

MLS® #E4436408

**\$429,900**

4 Bedroom, 3.00 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Fully finished, updated bungalow located on a quiet street! This beautiful home has 3+1 bedrooms, 3 bathrooms, and an oversized double detached heated garage. Step into the bright living room with laminate flooring that flows through to the main-floor bedrooms. The modern kitchen features stainless steel appliances, an updated but classic subway tile backsplash, elegant granite countertops, as well as a pantry. The spacious primary bedroom features an updated 3-piece ensuite. Two additional bedrooms and an updated 4-piece main bathroom complete the main floor. The fully finished basement features a generous fourth bedroom and a spa-inspired full bathroom, plus a large family room with a gas fireplace and rough-ins for a future wet bar. Outside, you'll find an elongated driveway with RV parking, a fully fenced backyard, a patio ideal for entertaining, two storage sheds, and plenty of green space for kids and pets to play. Located close to walking paths, playgrounds, schools, and more—this home has it all!

Built in 1983

### Essential Information

MLS® # E4436408

Price \$429,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,103
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3222 41 Street
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6B9

### **Amenities**

Amenities	Patio, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Back

	Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	4
Zoning	Zone 81

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