

\$389,900 - 3405 39 Street, Leduc

MLS® #E4451765

\$389,900

4 Bedroom, 2.50 Bathroom, 1,060 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

This bungalow is perfectly located just steps from Caledonia School and two beautiful park. Step inside to an inviting living space designed for comfort and connection. Bright kitchen has ample cabinetry and generous counter space. 3 spacious bedrooms on the main floor & 2 full bathrooms, including a primary suite with a 3-piece ensuite and corner shower. The fully developed basement has a large open family/rec room, perfect for movie nights, playtime, or a home gym setup, as well as a 4th bedroom. Spacious laundry/utility room with extra storage, and the double detached garage ensures ample parking. The fully fenced backyard is a safe and sunny retreat. This home has tons of upgrades: Triple pane argon windows, BRAND NEW shingles with 35 year warranty transferable to new owners Google smart home accessories, Nest security doorbell, nest thermostat, and Alfred door locks. Regrading has also been done around most of the home and garage.

Built in 1982

Essential Information

MLS® #	E4451765
Price	\$389,900
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	On Street Parking, Bar, Hot Water Natural Gas, Parking-Extra, R.V. Storage
Parking Spaces	6
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, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 5th, 2025
Days on Market	35
Zoning	Zone 81

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