

## \$384,900 - 3601 42 Street, Leduc

MLS® #E4445804

**\$384,900**

3 Bedroom, 1.00 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Fantastic starter or downsizing home—all on one level! Beat the heat with central A/C (2019) and stay warm in winter with a new furnace ('22). This well-maintained bungalow features 3 spacious main-floor bedrooms and an open living room/dining area perfect for family gatherings. Lots of windows that let in the sunshine. The kitchen includes stainless steel appliances that stay. Ample cabinets with modern colours. The large basement offers a generous family room plus two flex rooms—ideal for a home office, games room, or hobby space. The oversized laundry/storage room is great for pantry items, seasonal décor, and more. Step out into the fully fenced backyard (lot is 587 m2)—perfect for kids and pets. Play structure and patio can stay or be removed. Need parking? This oversized driveway fits 6 vehicles, an RV—or even a school bus! A must-see!

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445804  |
| Price          | \$384,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,173     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1976                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3601 42 Street |
| Area        | Leduc          |
| Subdivision | Caledonia      |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 6A7        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner        |
| Parking Spaces | 7                      |
| Parking        | Single Garage Attached |

### Interior

|              |                                                                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                               |
| Stories      | 1                                                                                                                                                       |
| Has Basement | Yes                                                                                                                                                     |
| Basement     | Full, Partially Finished                                                                                                                                |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                          |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Brick, Vinyl                          |
| Foundation        | Concrete Perimeter                          |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Caledonia Park K to 9 |
|------------|-----------------------|

|        |                            |
|--------|----------------------------|
| Middle | Caledonia Park K to 9      |
| High   | Leduc Composite High 10-12 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 81        |

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Listing information last updated on August 6th, 2025 at 8:17pm MDT