

## \$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
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Middle	Caledonia Park K to 9
High	Leduc Composite High 10-12

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	48
Zoning	Zone 81

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