

## \$389,000 - 4210 33 Avenue, Leduc

MLS® #E4434544

**\$389,000**

3 Bedroom, 1.50 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Attention first time buyers! Why pay rent? Own a home instead! Welcome to this 2-story home nestled in the popular Caledonia subdivision in Leduc. Located in a quiet cul-de-sac, close to shopping, Leduc Recreation Centre, Caledonia School and all of Leduc's amenities. Perfect for a young family or as an investment opportunity. Home has a HUGE, 9900+ SQFT expansive yard offering endless possibilities for outdoor activities, gardening, or creating your own personal oasis. Complete with a shed for storage and covered ground level patio. Perfect for entertaining with family or friends! Inside you'll find a well-designed main floor, featuring an updated kitchen, dining area, living room and a 2-piece bathroom. Vinyl plank flooring throughout. Recently replaced shingles and newer vinyl windows. Upstairs, are 3 good sized bedrooms plus a 4-piece bathroom. Out front is the attached double garage providing you with ample storage and parking. Don't miss out on this opportunity to own your own home in Leduc.

Built in 1984

### Essential Information

MLS® # E4434544

Price \$389,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4210 33 Avenue
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6B7

### Amenities

Amenities	Deck, Fire Pit, Vinyl Windows
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, No Back Lane, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	8
Zoning	Zone 81

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