

## \$397,900 - 3316 44 Street, Leduc

MLS® #E4439216

**\$397,900**

4 Bedroom, 1.50 Bathroom, 1,212 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Stop scrolling! this bungalow is a total gem! It has a gorgeous curb appeal and has been impeccably maintained! Big ticket items- think roof, eaves and fascia + furnace, have already been completed! Inside, you'll find hand-scraped laminate floors and a beautiful kitchen featuring quartz countertops, newer stainless steel appliances, pantry, and loads of cabinets and counterspace! perfect for entertaining! The layout flows effortlessly from kitchen to dining to the cozy living room. Enjoy three main floor bedrooms including a primary with 2-piece ensuite. Downstairs you say? A huge rec/family room with cozy wood stove, perfect for movie nights, hobbies, or hangouts! plus another bedroom and tons of storage. And the cherry on top? The massive detached garage with radiant heat, low maintenance landscaping, gas BBQ hook-up and NO back neighbors!!! Step right onto the trail and enjoy the open green space! This home truly has everything!

Built in 1977

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439216  |
| Price     | \$397,900 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,212                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3316 44 Street |
| Area        | Leduc          |
| Subdivision | Caledonia      |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 6B4        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Fire Pit, Vinyl Windows |
| Parking Spaces | 5  |
| Parking        | Double Garage Detached, Heated, Over Sized     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Woodstove  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**School Information**

|        |               |
|--------|---------------|
| Middle | Caldonia Park |
|--------|---------------|

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 81        |

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Listing information last updated on June 8th, 2025 at 4:17pm MDT