

\$399,900 - 3405 39 Street, Leduc

MLS® #E4447285

\$399,900

4 Bedroom, 2.50 Bathroom, 1,060 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

This adorable bungalow is perfectly located just steps from Caledonia School and two beautiful parks—ideal for families! Step inside to a warm and inviting living space designed for comfort and connection. The bright kitchen is a cook's dream with ample cabinetry and generous counter space—making every meal a pleasure. Featuring 3 spacious bedrooms on the main floor and 2 full bathrooms, including a primary suite with a 3-piece ensuite and corner shower, this home offers both functionality and privacy. The fully developed basement boasts a large open family/rec room, perfect for movie nights, playtime, or a home gym setup, as well as a 4th bedroom. You'll love the spacious laundry/utility room with extra storage potential, and the double detached garage ensures ample parking. The fully fenced backyard is a safe and sunny retreat—ideal for kids, pets, or simply relaxing with a morning coffee. This home has tons of upgrades and is a must see.

Built in 1982

Essential Information

MLS® # E4447285

Price \$399,900

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	Off Street Parking, Bar, Hot Water Natural Gas, Parking-Extra
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
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 10th, 2025

Days on Market 23

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 6:32am MDT