

## \$485,000 - 3805 34 Avenue, Leduc

MLS® #E4438264

**\$485,000**

5 Bedroom, 3.50 Bathroom, 1,968 sqft  
Single Family on 0.00 Acres

Caledonia, Leduc, AB

Stunning 5-Bedroom Family Home in a Quiet Cul-De-Sac. This amazing 5-bedroom home offers everything a growing family needs! With all 5 bedrooms on the upper floor, there's plenty of space for everyone. The open-to-below living room creates a grand & inviting atmosphere, while the loft area adds extra versatility for a home office, play area, or cozy reading nook. Entertainment is a breeze with the wet bar, perfect for hosting guests or family gatherings. The backyard is truly an oasis, complete w a play center for the kids & a shed for additional storage. You'll love the walking distance to school, making it ideal for families with young children. Located in a quiet cul-de-sac, this home provides the privacy & peacefulness you've been looking for. For those who enjoy relaxation, the home is set up for you to reconnect the sauna for a spa-like experience in the comfort of your own home. This is the perfect family home offering both comfort & convenience, with space to grow and create lasting memories.

Built in 1983

### Essential Information

MLS® #	E4438264
Price	\$485,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,968
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3805 34 Avenue
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6E3

### Amenities

Amenities	Bar, Hot Water Natural Gas, No Smoking Home, Sauna; Swirlpool; Steam, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	Zone 81

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