

# \$335,000 - 4010 37 Avenue, Leduc

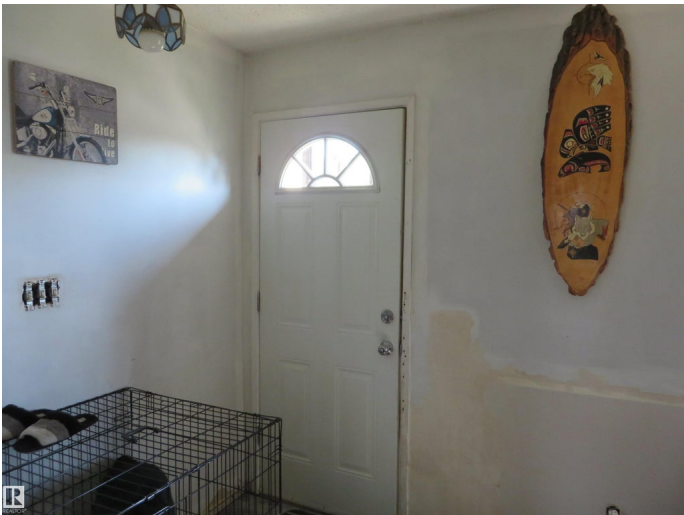
MLS® #E4456271

**\$335,000**

3 Bedroom, 2.00 Bathroom, 1,083 sqft  
Single Family on 0.00 Acres

Caledonia, Leduc, AB

Judicial sale in the community of Caledonia. Infill potential. The property requires significant renovation. The 635m2 lot would be ideal for redevelopment. This property is sold "as is, where is".



Built in 1976

## Essential Information

MLS® #	E4456271
Price	\$335,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,083
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

## Community Information

Address	4010 37 Avenue
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA

Province	AB
Postal Code	T9E 6E1

### Amenities

Amenities	Crawl Space
Parking	Double Garage Detached

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 5th, 2025
Days on Market	3
Zoning	Zone 81

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Listing information last updated on September 8th, 2025 at 9:31am MDT