

\$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	8
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 May 31st, 2025 at 3:32am MDT