

\$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. A perfect fixer-upper or the 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	60
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 November 4th, 2025 at 12:48pm MST