



## 3817 33 Avenue Leduc AB

\$469,900

Rare find in Caledonia! Situated on a huge 1026 square meter private pie shaped lot backing onto a park & school this nicely upgraded 3 bedroom + den, 3.5 bath home has been substantially remodeled over the years! Newer roof (2021). Spacious front living room with a beautiful fireplace. Formal dining room/office space. Absolutely gorgeous kitchen comes with nicely upgraded cabinets, a moveable island, newer sink & backsplash, a pantry, along with stainless steel appliances. The newer 1100 sqft+ main floor addition (2006) features a massive family room/flex space perfect for a home based business. There are an abundance of windows showcasing a lot of natural light! There is a 2nd stunning three sided fireplace. Upstairs you will find the huge master bedroom that has a walk-in closet & ensuite with a newer custom shower. The other 2 bedrooms & main bathroom are a good size. Finished basement with a family room, den, 4pce bathroom & storage. The SW facing dream backyard completes this beautiful home!

Listing Presented By:



Originally Listed by:  
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