

\$539,500 - 3609 36 Street, Leduc

MLS® #E4460690

\$539,500

4 Bedroom, 3.00 Bathroom, 1,436 sqft

Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

Welcome Home! Beautifully renovated 1,435 SQFT bungalow located in Leduc's desirable Meadowview neighbourhood. Offering 4 bedrooms, 3 bathrooms, amazing outdoor space & 2 garages! Combines modern updates with functional family living. Step inside to a bright, inviting main floor featuring a spacious open layout, stylish finishes, & thoughtful renovations throughout. The kitchen offers plenty of cabinetry & counter space, perfect for everyday cooking & entertaining. The fully finished basement adds even more living space with additional bedrooms, a 3-piece bath, & a large family/rec room. Situated on a pie-shaped lot, the yard backing onto a park is true standout. Complete with RV parking, & ample room to entertain, play, or relax. Enjoy year-round comfort with central air conditioning, & take advantage of the quiet, established neighbourhood close to parks, schools, shopping, recreation, entertainment, & all of Leduc's amenities. This is a rare find in a fantastic location. Move-in ready & full of value!

Built in 1988

Essential Information

MLS® # E4460690

Price \$539,500



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,436
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3609 36 Street
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6J8

Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", Hot Water Tankless, Parking-Extra, R.V. Storage, Vinyl Windows, Wet Bar, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 3rd, 2025
Days on Market	3
Zoning	Zone 81

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Listing information last updated on October 5th, 2025 at 9:32pm MDT