

## \$535,000 - 190 Caledonia Drive, Leduc

MLS® #E4418986

**\$535,000**

4 Bedroom, 3.50 Bathroom, 1,580 sqft  
Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Welcome to this inviting 3-bedroom, 2.5-bath and a 1-bedroom, 1-bath suited home located in a peaceful and family-friendly neighbourhood of Leduc. The open-concept main floor features a living room that is perfect for family gatherings or relaxing evenings, a kitchen that includes sleek countertops, ample cabinetry, and modern appliances. Large windows provide ample natural light, creating a warm and inviting atmosphere. Upstairs this home features 3 Bedrooms. The master bedroom includes a walk-in closet and ensuite bathroom, while the two additional bedrooms are generously sized. You will also find another bathroom and laundry. Step outside to your private, fully fenced backyard. This beautiful property also has a fully suited 1-bedroom, 1-bath basement suite with separate laundry. Double detached garage, close to schools, shopping and restaurants. Leduc is a great place to live if you are looking for a quieter place to live but still live near a large city.

Built in 2021

### Essential Information

MLS® #	E4418986
Price	\$535,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,580
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	190 Caledonia Drive
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0S9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            January 23rd, 2025

Days on Market      75

Zoning                 Zone 81

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