

## \$447,900 - 182 Caledonia Drive, Leduc

MLS® #E4457648

**\$447,900**

3 Bedroom, 2.50 Bathroom, 1,532 sqft

Single Family on 0.00 Acres

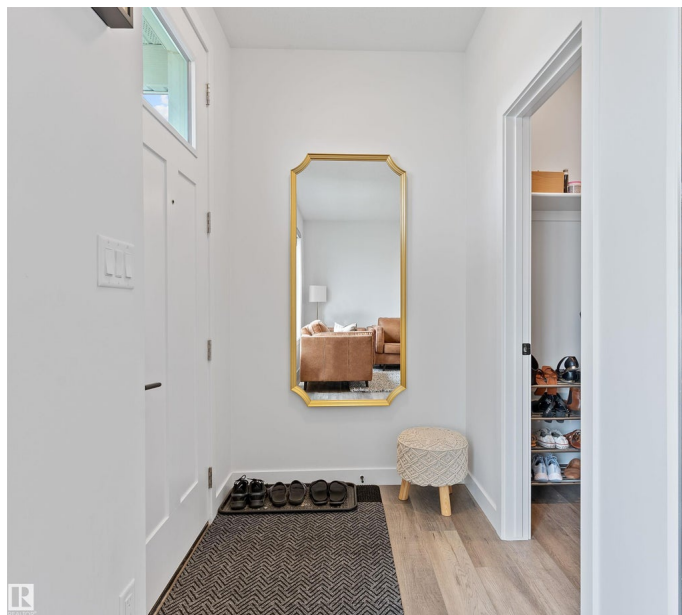
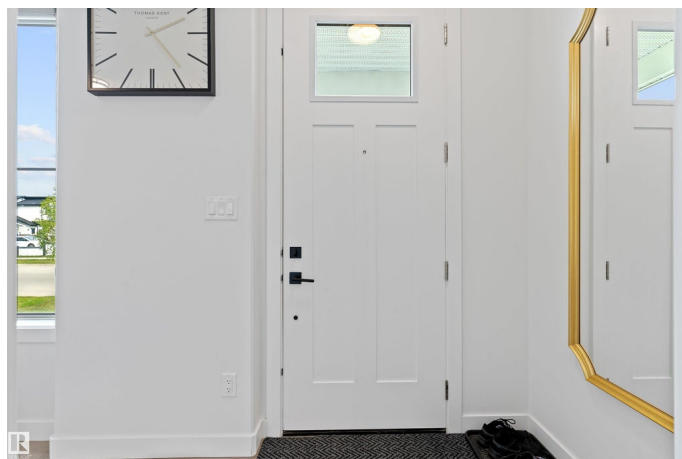
Meadowview Park\_LEDU, Leduc, AB

If you've been searching for perfect place to call home, your search ends here. Welcome to this beautiful 1528 sq.ft. 2-storey home in heart of Leduc. Conveniently located has easy access to all major highways, shopping and amenities. The house is thoughtfully designed that offers comfort, style, and functionality throughout. The main floor features a spacious living room with a cozy fireplace, creating the perfect setting for relaxing or entertaining. The modern kitchen is a chef's™ dream, complete with sleek quartz countertops. Upstairs, you'll find two generously sized bedrooms, and a luxurious primary suite with a private 4-piece ensuite. Enjoy the comfort of an insulated double garage perfect for keeping your vehicles warm and protected on those cold winter nights. Basement has separate entrance and two windows, which has potential for secondary suite.

Built in 2021

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457648  |
| Price      | \$447,900 |
| Lease Rate | \$8       |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,532                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 182 Caledonia Drive  |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0S9              |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Tankless, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached, Insulated                         |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Wall Mount                                                                                          |
| Stories           | 2                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Unfinished                                                                                    |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Wood, Vinyl                                |
| Exterior Features | Airport Nearby, Back Lane, Shopping Nearby |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Vinyl                                |
| Foundation        | Concrete Perimeter                         |

**Additional Information**

Date Listed               September 12th, 2025  
Days on Market       57  
Zoning                    Zone 81

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