

## \$454,900 - 182 Caledonia Drive, Leduc

MLS® #E4457648

**\$454,900**

3 Bedroom, 2.50 Bathroom, 1,532 sqft

Single Family on 0.00 Acres

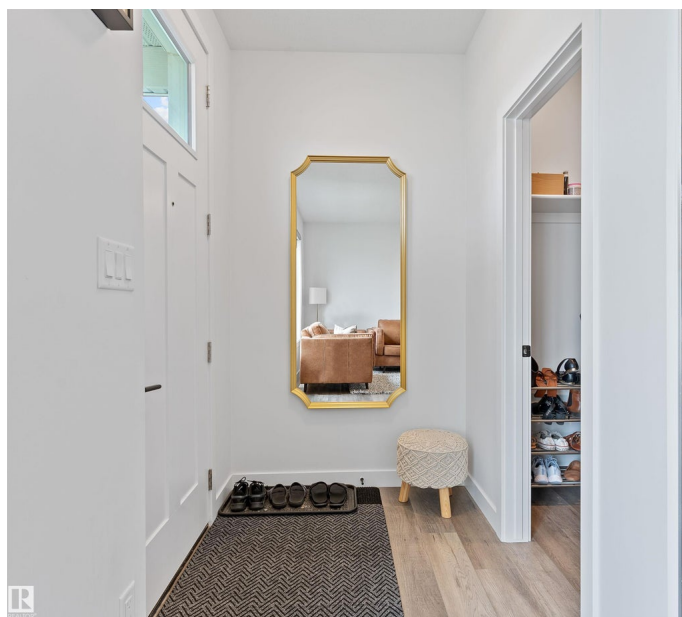
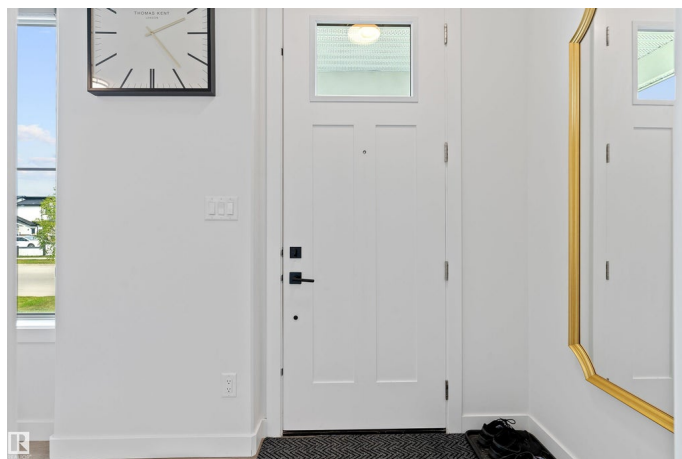
Meadowview Park\_LEDU, Leduc, AB

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	\$454,900
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

### 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 1

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 September 13th, 2025 at 3:17pm MDT