

## \$519,900 - 205 Caledonia Drive, Leduc

MLS® #E4461806

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,633 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Exceptional location for this stunning 2 story home! Shows beautifully, from the meticulous landscaping to the incredible detached garage and everything in between! The home has a spacious and welcoming foyer, opens to the main floor with vinyl plank flooring and high ceilings. Step up from the great room to the dining and kitchen area. The two tone cabinets, custom built pantry, sleek quartz counter tops with dramatic lighting and showy backsplash make this a space you will love to entertain in. There is a two pce. bath conveniently located near the unspoiled basement. The upper level offers a bonus room, a large primary with full ensuite and walk in closet. Two more good sized bedrooms, a second full bath and the laundry complete this level. Now let's talk about the garage. Truly a space for the handy person, with epoxy flooring, drywalled and heated. Will accommodate a truck - the length is 24'. This is the one you've been waiting for! Central A/C allows personalized control of temperature!

Built in 2020

### Essential Information

MLS® # E4461806

Price \$519,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,633                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 205 Caledonia Drive  |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0S9              |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Patio                              |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Vinyl           |
| Exterior Features | Back Lane, Landscaped |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Vinyl           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 8th, 2025

Days on Market                18

Zoning                            Zone 81

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