

\$699,900 - 12 Caledonia Court, Leduc

MLS® #E4444518

\$699,900

5 Bedroom, 3.50 Bathroom, 2,417 sqft

Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

WOW! Stunning 2-storey w/FULLY FINISHED bsmt providing an extra 800+ SQ FT in CUL-DE-SAC location! 4 BEDROOMS, 3.5 BATHS & DBL ATTACHED GARAGE! FULLY UPGRADED! Enjoy SOARING 18' CEILINGS in the living room with views of the DOUBLE DECK & spacious backyard. CHEF-INSPIRED KITCHEN w/ WALK-THROUGH PANTRY, LARGE ISLAND, QUARTZ COUNTERS & STAINLESS APPLIANCES. Convenient MAIN FLOOR BDRM/DEN/OFFICE (w/ full bath) + BONUS ROOM UPSTAIRS. LUXURIOUS PRIMARY with 5-PC ENSUITE & UPSTAIRS LAUNDRY. Let's talk about the UPGRADES! Bsmnt offers 9' CEILINGS, ROCKWOOL SOUNDPROOFING, HARDLINE INTERNET to 3 ROOMS & TV MOUNT ELECTRICAL. Relax by the STONE FIREPLACE with 72" ELECTRIC INSERT & MULTIMEDIA WIRING. Includes STONE FEATURE WALL, WINE RACK, WET BAR ROUGH-IN, 220V for HOT TUB/A/C, UTILITY SINK & 2ND LAUNDRY HOOKUP. Spa-like BATH w HEATED FLOORS & TOWEL RACK & 96" CUSTOM SHOWER with RIOBEL DUAL SYSTEM. Outside: ZEROSCAPE LANDSCAPING, FLAGSTONE PATIO & NATURAL GAS LINES on DECK & GARAGE. Close to schools, shopping & more!

Built in 2020



Essential Information

MLS® #	E4444518
Price	\$699,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,417
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12 Caledonia Court
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0S9

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Instant, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 26th, 2025
Days on Market	10
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 July 6th, 2025 at 5:02am MDT