

Courtesy Of . Chasamvir Singh Of MaxWell Polaris

## **\$630,000 - 147 Caledonia Drive, Leduc**

---

MLS® #E4431861

**\$630,000**

4 Bedroom, 3.00 Bathroom, 2,066 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Welcome to 147 Caledonia Drive – a stunning newly built two-storey home offering over 2,066 sq. ft. of thoughtfully designed living space in one of Leduc’s most desirable communities! This modern home boasts a bright and open-concept main floor, featuring a spacious guest room, a stylish dining area, and a chef-inspired kitchen with a large quartz countertop island – perfect for entertaining and family gatherings. The main level also offers the convenience of a walk-through pantry. Upstairs, you'll find a generously sized bonus room ideal for cozy movie nights, alongside three well-appointed bedrooms, including a luxurious primary suite complete with a walk-in closet and a spa-like ensuite. The upper floor also hosts a convenient laundry room and a full bath for added functionality. This home combines modern comfort with family-friendly design and is perfectly located near schools, parks, shopping, and major commuter routes. Don’t miss your chance to make this brand new Leduc home yours!



Built in 2024

### **Essential Information**

MLS® #                    E4431861

Price                        \$630,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,066                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 147 Caledonia Drive |
| Area        | Leduc               |
| Subdivision | Tribute             |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 0N2             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Hot Water Tankless, 9 ft. Basement Ceiling |
| Parking   | 2 Outdoor Stalls, Double Garage Attached   |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 4                |
| 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 April 23rd, 2025 at 3:32pm MDT