

## \$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	5
Zoning	Zone 81

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Listing information last updated on July 1st, 2025 at 8:02am MDT