# \$699,900 - 12 Caledonia Court, Leduc

MLS® #E4444518

#### \$699,900

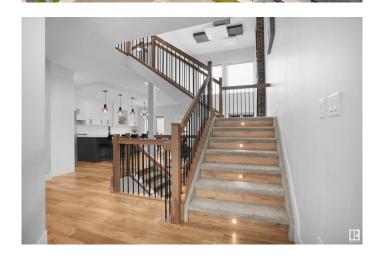
5 Bedroom, 3.50 Bathroom, 2,417 sqft Single Family on 0.00 Acres

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 UPGRADESâ€"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 19

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 15th, 2025 at 4:02pm MDT