

## \$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	1
Zoning	Zone 81

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