

\$459,000 - 26 Caledonia Drive, Leduc

MLS® #E4455765

\$459,000

4 Bedroom, 3.00 Bathroom, 1,110 sqft
Single Family on 0.00 Acres

Caledonia, Leduc, AB

This fully renovated home offers the perfect blend of modern comfort and natural beauty. With three spacious bedrooms in the main living area and a legal one-bedroom suite below, it's ideal for family living or rental income. The bright, open-concept layout features a stylish kitchen and living space, bathed in natural light. Upstairs, the primary bedroom boasts a beautiful private deck—perfect for enjoying your morning coffee or watching sunsets. The property backs onto a peaceful park, providing both tranquility and scenic views PLUS this home has a **OVERSIZED** double detached garage! Whether you’re relaxing indoors or outside, this home offers an exceptional living experience. This Rare Gem has over 2000 square feet of livable space and shows 10/10.

Built in 1978

Essential Information

MLS® #	E4455765
Price	\$459,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,110
Acres	0.00
Year Built	1978



Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	26 Caledonia Drive
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6C6

Amenities

Amenities	Crawl Space, Deck, Detectors Smoke, Fire Pit, Guest Suite, Parking-Extra
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Caledonia Park School K-7
High	Leduc Composite High 8-12

Additional Information

Date Listed	September 3rd, 2025
Days on Market	16
Zoning	Zone 81

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