

## \$539,000 - 184 Caledonia Drive, Leduc

MLS® #E4436580

**\$539,000**

5 Bedroom, 4.00 Bathroom, 1,672 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Welcome to 184 Caledonia Drive in the vibrant community of Meadowview Park, Leduc. This contemporary 2-storey home offers 9' ceilings, 5 bedrooms, 4 bathrooms, and a separate side entrance to the fully finished basement. The main floor features a bedroom and 4-piece bathroom—ideal for guests or multi-generational living. The bright white kitchen showcases quartz countertops, black accents, a gas stove, and opens to a cozy living area with an electric fireplace. Upstairs includes a spacious primary retreat with walk-in shower in the 4-piece ensuite, 2 additional bedrooms, another 4-piece bath, and upstairs laundry. The basement offers its own furnace, kitchen, laundry, 4-piece bath, and a 5th bedroom—perfect for extended family, or guests. A double detached garage with 8' doors adds extra clearance and functionality. Located near schools, parks, Highway 2, and Edmonton International Airport, this home blends comfort, function, and prime location.

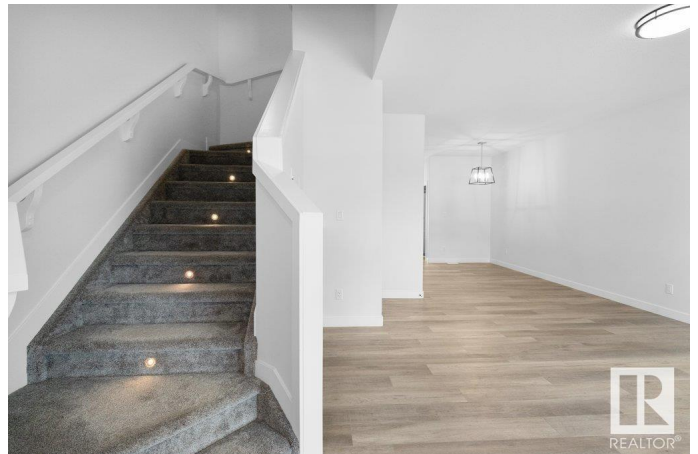
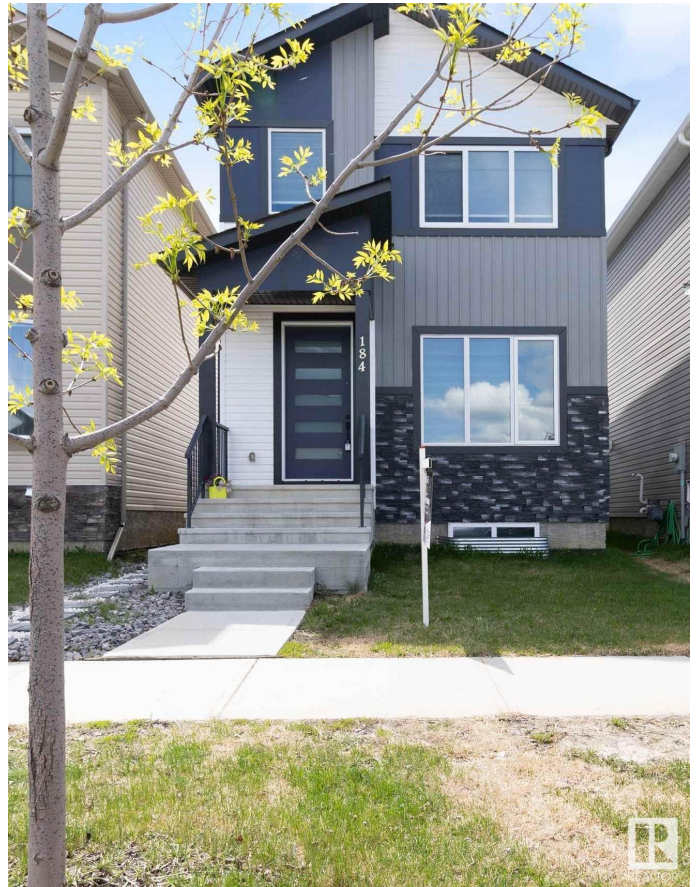
Built in 2021

### Essential Information

MLS® # E4436580

Price \$539,000

Bedrooms 5



Bathrooms	4.00
Full Baths	4
Square Footage	1,672
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	184 Caledonia Drive
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0S9

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Stacked Washer/Dryer, Stove-Countertop Gas, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

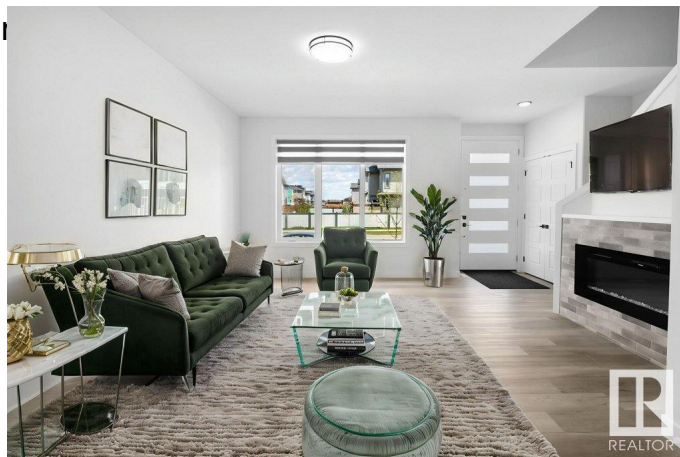
### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Park/Reserve, Picnic Area, Playground

	Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	53
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 7th, 2025 at 5:32pm MDT