

\$565,000 - 147 Caledonia Drive, Leduc

MLS® #E4431861

\$565,000

4 Bedroom, 3.00 Bathroom, 2,066 sqft
Single Family on 0.00 Acres

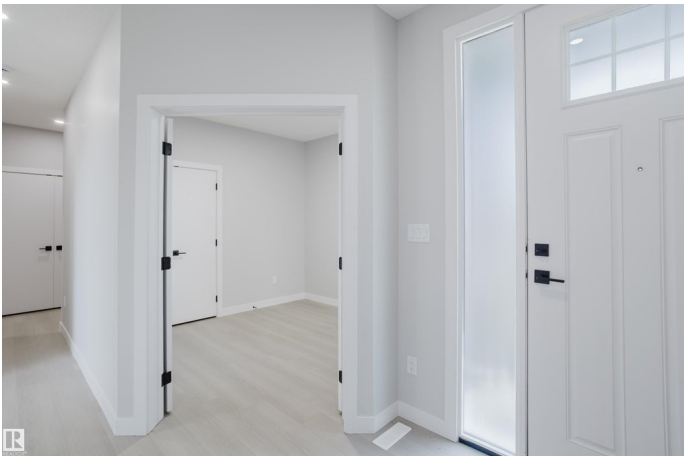
Tribute, Leduc, AB

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. Home has side entrance at basement level for easy access and RENTAL opportunity!

Built in 2025

Essential Information

MLS® #	E4431861
Price	\$565,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,066
Acres	0.00
Year Built	2025
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	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 197

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 November 2nd, 2025 at 11:32am MST