

# \$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 | 15                  |
| Zoning         | Zone 81             |

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Listing information last updated on September 18th, 2025 at 3:32pm MDT