

## \$399,900 - 3614 Caledonia Drive, Leduc

MLS® #E4452752

**\$399,900**

4 Bedroom, 1.00 Bathroom, 1,091 sqft

Single Family on 0.00 Acres

Caledonia, Leduc, AB

Extensively remodelled bungalow with double detached heated garage in Caledonia Park. Gorgeous great room concept ideal for family or entertaining. 2019 renovations include all new windows, new flooring, paint, new custom cabinets, quartz counter tops, island loaded with drawers, remodeled bathroom & more. New hot water tank in 2020, new garage door opener in 2021, new furnace with AC coil in 2022, new garage shingles in 2025. A lovely floor plan with three bedrooms on the main floor. Lower level fully developed with large family room, fourth bedroom, laundry & large storage area. Front deck for evening tea, a huge back yard for those sizzling summer BBQ's. Firepit area for the marshmallows. 22x26 heated garage & two tarp buildings for extra storage. This home shines with pride of ownership. Must be seen to be appreciated!!

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452752  |
| Price          | \$399,900 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,091     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1979                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3614 Caledonia Drive |
| Area        | Leduc                |
| Subdivision | Caledonia            |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 6G4              |

### **Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | Deck, Fire Pit                 |
| Parking Spaces | 6                              |
| Parking        | Double Garage Detached, Heated |

### **Interior**

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                       |
| Fireplace    | Yes                                                                                                                                             |
| Fireplaces   | Corner                                                                                                                                          |
| Stories      | 2                                                                                                                                               |
| Has Basement | Yes                                                                                                                                             |
| Basement     | Full, Finished                                                                                                                                  |

### **Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                 |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Schools |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stucco, Vinyl                                 |
| Foundation        | Concrete Perimeter                                  |

### **Additional Information**

Date Listed August 13th, 2025

Days on Market 8

Zoning Zone 81

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Listing information last updated on August 21st, 2025 at 6:17am MDT