



Leduc Alberta

\$418,000

Welcome to Caledonia. Fantastic home on a quiet street. This home offers 4 bedrooms. Major upgrades include, windows all replaced in '25 including the basement. Attic re-insulated with R60 in '25. new storm doors '25. Roof, Furnace and HWT were all replaced in 16. Furnace and HWT were inspected in '23. Fireplace was cleaned in '21. Full disclosure; had a basement leak in 2016, which was professionally repaired. In the process the basement bathroom was removed and never replaced. No basement leaks since. Some baseboard stain in the upstairs hallway from a humidifier that against the wall. Presently utilities average \$137/gas, \$210/electric and \$110/city of Leduc. (id:6769)

Family room 6.4 m X 5.7 m

Bedroom 4 4.4 m X 3.2 m

Living room 3.3 m X 4 m

Dining room 3.3 m X 2.85 m

Kitchen 3.4 m X 3.4 m

Primary Bedroom 4.8 m X 3.4 m

Bedroom 2 3.4 m X 2.7 m

Bedroom 3 3.3 m X 3.3 m

Listing Presented By:



Originally Listed by:
Black Gold Real Estate

<http://www.blackgoldrealestate.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.