



188 Caledonia Drive Leduc AB

\$525,000

Nestled in the family-friendly community of Meadowview Park, this beautiful home offers both charm and functionality. Step through the front door to a bright, open-concept main floor designed for effortless entertaining and cozy family evenings alike. The kitchen features ample cupboard and counter space, perfect for any culinary endeavor. Upstairs, you'll find three generously-sized bedrooms, including a master suite with a 4-piece bathroom and a spacious walk-in closet—a true retreat! Bonus! This property includes a fully self-contained, legal suite with its own appliances, full bath, kitchen, and separate HE furnace, providing fantastic rental income potential. Outside, enjoy a double detached garage, a deck, and a fully fenced yard. Homes like this are a rare find—don't miss out on this incredible opportunity!

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