



## Leduc Alberta

\$374,900

Welcome to Caledonia in Leduc. This charming, well-maintained bungalow offers 2,028 sqft of comfortable living space, with both the main floor and basement fully finished. The bright, spacious kitchen features ample cabinets and counter space, perfect for family meals and entertaining. The main floor includes three bedrooms, a 4-pce bath, hardwood and carpet flooring that add warmth and style. The basement is thoughtfully laid out with an additional bedroom, a 3-pce bath, and rec room ideal for family gatherings with fire place, and a versatile flex room for a home office, playroom, or storage. The complete laundry area adds convenience. Outside, enjoy a large deck for relaxing or outdoor dining, a fenced backyard, and a paved driveway with plenty of parking space. Located close to shopping, schools, and a quick commute international airport, this home offers the perfect blend of comfort, functionality, and convenience in a friendly neighborhood -an ideal place to call home (id:6769)

Den 3.29 m X 2.88 m

Bedroom 4 3.25 m X 2.86 m

Utility room 1.63 m X 1.89 m

Recreation room 7.05 m X 8.59 m

Laundry room 3.91 m X 4.1 m

Storage 1.48 m X 1.97 m

Living room 4.95 m X 5.87 m

Dining room 2.76 m X 2.83 m

Kitchen 3.86 m X 3.77 m

Primary Bedroom 3.64 m X 3.49 m

Bedroom 2 2.67 m X 2.72 m

Bedroom 3 3.94 m X 2.42 m

Listing Presented By:



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Royal LePage Gateway Realty

<https://waynefossen@royallepage.ca/>

**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)