

## **\$435,000 - 364 Southfork Drive, Leduc**

MLS® #E4435217

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork- Leduc's family-friendly community with many trails, parks, playgrounds, and a K-8 School! This lovely home is awaiting its next family. Open-concept floor plan with 9-foot ceilings, a front den/play room, 1/2 bath and a spacious living room and dining area. The kitchen has a centre island, plenty of cupboard and countertop space, and a corner pantry. The living room has a beautiful stone-faced fireplace. Upstairs has 3 bedrooms, including the primary, with a large walk-in closet and an ensuite. The two children's bedrooms are beautifully appointed and ready for your expanding family. The upper floor plan includes another full bathroom and a convenient laundry room- no more hauling laundry baskets up and down the stairs! The basement is partially finished with a large rec room. It wouldn't take much to complete the basement to your liking. Large 2-tiered deck, dog run, and grass area in the backyard. There's also plenty of room to build your future double garage.

Built in 2012

### **Essential Information**

MLS® #                      E4435217

Price                        \$435,000

Bedrooms                3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	364 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E6

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Caledonia/Father Leduc
Middle	Leduc Junior/Father Leduc
High	Leduc Composite/CTK

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	6
Zoning	Zone 81

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