

\$435,000 - 364 Southfork Drive, Leduc

MLS® #E4435217

\$435,000

3 Bedroom, 2.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

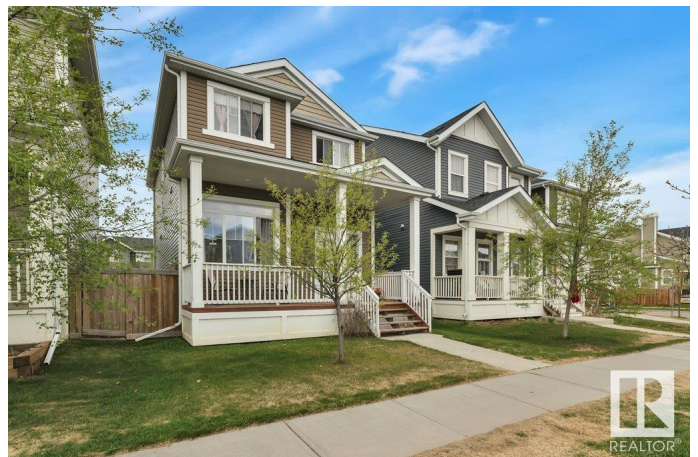
Southfork, Leduc, AB

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	2
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 12:32pm MDT