

## **\$450,000 - 238 Southfork Drive, Leduc**

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MLS® #E4435718

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,580 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Southfork Leduc! Step into over 1500 sq ft of beautifully maintained living space in this 3 bedroom home that truly stands out! Featuring an inviting and spacious designed kitchen complete with many upgrades including high end stainless steel appliances, gas stove top, convection oven and double door fridge. The fireplace adds a cozy touch of comfort to the main floor living space. Step outside to a low maintenance yard and two-tier deck, ideal for summer BBQ's with a gas hookup. The oversized double car heated garage includes 220V electrical and is well on its way to becoming a great workshop. Additional highlights include a tankless hot water on demand system, HVR air quality and central vacuum.

Built in 2017

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4435718  |
| Price          | \$450,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,580     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 238 Southfork Drive |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 1G3             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Deck, Hot Water Instant, Hot Water Tankless, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Heated, Rear Drive Access  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Wall Mount   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |              |
|------------|--------------|
| Elementary | Father Leduc |
| Middle     | Father Leduc |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 59            |
| Zoning         | Zone 81       |

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Listing information last updated on July 7th, 2025 at 6:17pm MDT