

## \$659,500 - 277 Sheppard Circle, Leduc

MLS® #E4438229

### \$659,500

6 Bedroom, 3.50 Bathroom, 2,651 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to the Dakin Home Custom built by Avi Homes 3450sq.ft of living space with a large family in mind. This home has 5 bright spacious bedrooms all on one level, with a 6th bedroom in the basement, 4 bathrooms, Primary bedroom has a 5 pce Ensuite, walk-in closet and ample space for a king size bed, two gas fireplaces, large eating bar seats 5 with granite countertops, maple cabinets, pantry, large dinette area for a family of 8, open floor plan, laundry room upper floor, hallways and staircases are all 4ft. wide. Double garage insulated and drywall with mezzanine for extra storage, Large deck off the dinette overlooking the back yard beautifully landscaped, shrubs and trees completely fence.

Built in 2012

### Essential Information

MLS® #	E4438229
Price	\$659,500
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,651
Acres	0.00



Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	277 Sheppard Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T5

### Amenities

Amenities	Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	24
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 June 16th, 2025 at 6:17pm MDT