

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

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	56
Zoning	Zone 81

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