

## \$434,900 - 323 Southfork Drive, Leduc

MLS® #E4429431

**\$434,900**

3 Bedroom, 3.50 Bathroom, 1,393 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

This warm and welcoming home is located in the heart of the family-friendly community of Southfork. Offering 1,393 sq. ft. of comfortable living space, plus fully finished basement. it features a covered front veranda and a bright, open main floor that's ideal for both daily living and entertaining. The spacious front entrance opens into a cozy living area, with a gas fireplace creating the perfect spot to relax. The functional kitchen has stainless steel appliances, quartz countertops, and an abundance of rich cabinetry. Upstairs, you'll find three generously sized bedrooms, including a primary suite complete with a 3-piece ensuite and his-and-her closets. The fully finished basement adds even more space with a family room, 4-piece bathroom, and laundry area. Step outside to enjoy a BBQ on your large deck, a fully fenced backyard, and a double detached garage. Situated across from a park, close to schools, and with easy access to Hwy 2, this is truly the perfect starter home for a growing family.

Built in 2013

### Essential Information

MLS® # E4429431

Price \$434,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,393                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 323 Southfork Drive |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 0E6             |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch |
| Parking   | Double Garage Detached             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Fenced, Golf Nearby, |

|              |   |
|--------------|---|
|              | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles  |
| Construction | Wood, Vinyl   |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 81         |

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Listing information last updated on April 19th, 2025 at 4:02pm MDT