

\$460,000 - 396 Southfork Drive, Leduc

MLS® #E4438254

\$460,000

3 Bedroom, 2.50 Bathroom, 1,718 sqft

Single Family on 0.00 Acres

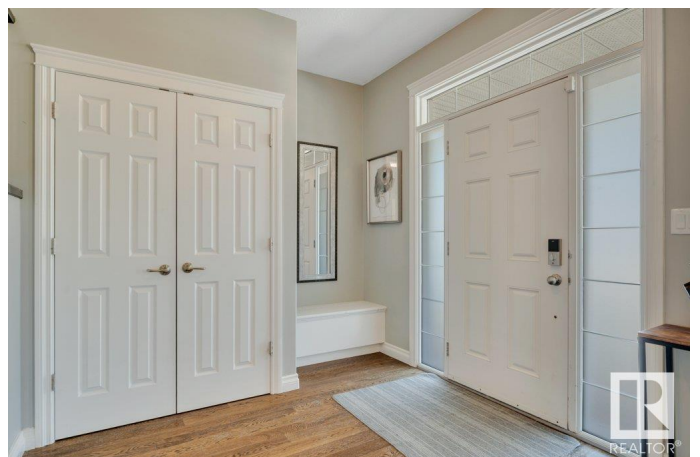
Southfork, Leduc, AB

This stunning two-storey home in desirable Southpark offers a perfect blend of comfort and style. Featuring hardwood floors throughout the main level and a modern kitchen with granite countertops, the open, bright layout creates a spacious and inviting atmosphere. Upstairs are three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and five-piece ensuite. A convenient half bath is located on the main floor. The unfinished basement offers endless potential for customization. Outside, enjoy the large deck with built-in BBQ hook-up and privacy screen—ideal for entertaining. With warm weather coming, who wouldn't love the central air conditioning?! Additional features include a double detached garage, and quick access to highways, scenic trails, and shopping. This home is a must-see for anyone looking for space, functionality, and a prime location.

Built in 2010

Essential Information

MLS® #	E4438254
Price	\$460,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,718
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	396 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E6

Amenities

Amenities	Air Conditioner, Deck, Natural Gas BBQ Hookup
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 23rd, 2025
Days on Market 11
Zoning Zone 81

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