

\$374,900 - 441 Sheppard Boulevard, Leduc

MLS® #E4442632

\$374,900

3 Bedroom, 2.50 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

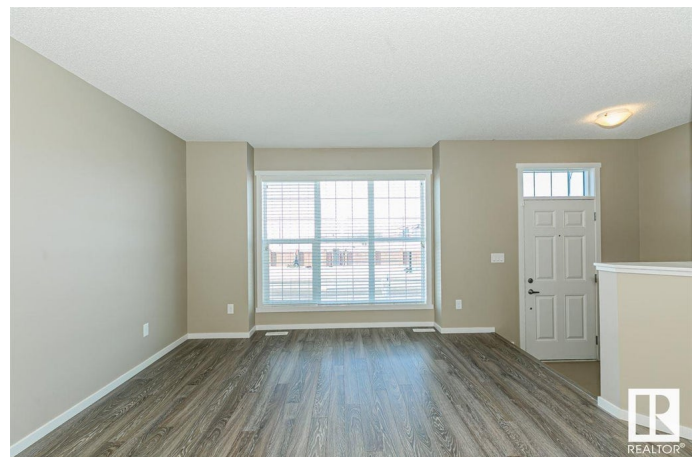
NO CONDO FEES! This Homes by Avi built townhome is the perfect blend of style, space & convenience! Step inside to an open concept floorplan filled w/ natural light, 9'™ ceilings, & easy-care laminate flooring throughout the main level. The spacious living room flows into a beautifully designed kitchen w/ dark, rich cabinetry, blk appliances, & a central island—perfect for entertaining. A dining area (w/ room for coffee bar) & 2pc bath complete the main floor. Upstairs you'll find 3 generous bedrooms, including a bright primary suite w/ a 4pc ensuite, plus another 4pc main bath for the family. The basement has laundry, & rough-in for future bathroom, ready for your personal vision. Enjoy a private, landscaped yard w/ a cement patio & an oversized (20x22) detached garage! Walk to nearby school, green spaces, parks, trails, and pond. Just minutes from Leduc's many amenities & offering an easy commute to Edmonton, the Airport & more—this is the one you've been waiting for! (Shown vacant).

Built in 2013

Essential Information

MLS® # E4442632

Price \$374,900



| | |
|----------------|----------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,163 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 441 Sheppard Boulevard |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0Y3 |

Amenities

| | |
|-----------|-------------------------------------|
| Amenities | Ceiling 9 ft., Patio, Vinyl Windows |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 16th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 81 |

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Listing information last updated on June 16th, 2025 at 11:02pm MDT