# \$486,900 - 724 Southfork Drive, Leduc

MLS® #E4443673

#### \$486,900

3 Bedroom, 2.50 Bathroom, 1,642 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

BRAND-NEW | HOME-2-LOVE. Homes by Avi welcomes you to Southfork Leduc. Perfect home, perfect location for your growing family with Father Leduc School just steps away. This home has everything you need to live comfortably. Quaint front porch, detached dble garage, 3 bedrooms, 2.5 bathrooms, upper-level laundry room & great front flex room ideal for kids' playroom or your work-from-home office. Luxury finishes throughout including quartz countertops, luxury ensuite, upscale vinyl plank/tile flooring, 9' ceiling height main/basement, HRV system PLUS, current promo INCLUDES SEPERATE SIDE ENTRACE, BACK DECK, FULL LANDSCAPING, BLINDS PACKAGE & ROBUST APPLIANCE ALLOWANCE. This incredible home will not last long. Check it out before it's SOLD!

Built in 2025

Price

# **Essential Information**

MLS® # E4443673

\$486,900

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,642







Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 724 Southfork Drive

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1N8

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Front Porch, Hot Water Electric, No Animal Home, No

Smoking Home, Smart/Program. Thermostat, Television Connection,

Vinyl Windows, HRV System, 9 ft. Basement Ceiling

Parking Spaces 4

Parking Double Garage Detached, Rear Drive Access

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, See Remarks, Builder

**Appliance Credit** 

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Golf Nearby, Landscaped, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary K-8 Father Leduc
Middle K-8 Father Leduc
High Leduc Composite

# **Additional Information**

Date Listed June 21st, 2025

Days on Market 132

Zoning Zone 81

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