

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

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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 thatâ€™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, youâ€™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 15  
Zoning Zone 81

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