

## \$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	15
Zoning	Zone 81

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