

Courtesy Of Brant Pylypa Of MaxWell Progressive

## **\$599,900 - 235 Sheppard Circle, Leduc**

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MLS® #E4432159

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,498 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

STUNNING 2,498 sq ft, AIR CONDITIONED, 2 storey home in sought after Southfork. As you enter you will be immediately impressed by this lovely home. The generous kitchen is a chef's and entertainers dream with SS appliances (including new Bosch dishwasher),pantry, abundance of cabinets,MASSIVE EATING BAR,and quartz countertops. Hardwood and ceramic flooring on the entirety of the main level which also includes an office, large mudroom,dining area, living room w/gas fireplace and bathroom. From the primary bedroom enter the SPA INSPIRED ensuite through a custom barn door with his and hers sinks and walk in closets, mirrored make up station, soaker tub and walk in shower. Upstairs is also home to 2 additional spacious bedrooms, laundry room and LARGE BONUS ROOM.The attached double garage is high enough for a vehicle lift or additional storage.Enjoy the mature, fully landscaped backyard with composite deck, paver stone patio and shed. WELCOME HOME!!



Built in 2012

### **Essential Information**

MLS® #                    E4432159

Price                        \$599,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,498
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	235 Sheppard Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T6

### **Amenities**

Amenities	Air Conditioner, Hot Water Electric, No Animal Home, No Smoking Home, See Remarks, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Attached, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 2025
Zoning	Zone 81

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Listing information last updated on April 23rd, 2025 at 8:17pm MDT