

\$394,900 - 214 Southfork Drive, Leduc

MLS® #E4432037

\$394,900

3 Bedroom, 2.50 Bathroom, 1,345 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

NO CONDO FEES, End Unit and Air-Conditioning. Inside, you'll discover a bright and inviting interior where luxury vinyl plank flooring ushers you through the main floor. The heart of the home is the stunning kitchen, equipped with a massive quartz island, pristine quartz countertops, chic white cabinets, and sleek stainless steel appliances that are sure to inspire culinary adventures. The open-plan layout ensures the kitchen, dining, and living room flow seamlessly together, making it perfect for hosting or enjoying quiet nights in. Additionally, a convenient half bath completes the ground floor offering. The upper level reveals three bedrooms, including a primary suite that promises a peaceful retreat with its private ensuite and spacious walk-in closet. The exterior doesn't disappoint either, featuring a deck and a double detached garage that is not only insulated but also provides ample parking. This home is located close to school, parks, walking trails and has easy access to the airport.

Built in 2015

Essential Information

MLS® # E4432037

Price \$394,900

Bedrooms 3



| | |
|----------------|----------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,345 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 214 Southfork Drive |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1G3 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Father Leduc Catholic
Middle Father Leduc Catholic
High Leduc Comp High School

Additional Information

Date Listed April 22nd, 2025
Days on Market 9
Zoning Zone 81

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