# **\$458,000 - 238 Southfork Drive, Leduc**

MLS® #E4435718

#### \$458.000

3 Bedroom, 2.50 Bathroom, 1,580 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Southfork Leduc! Step into over 1500 sq ft of beautifully maintained living space in this 3 bedroom home that truly stands out! Featuring an inviting and spacious designed kitchen complete with many upgrades including high end stainless steel appliances, gas stove top, convection oven and double door fridge. The fireplace adds a cozy touch of comfort to the main floor living space. Step outside to a low maintenance yard and two-tier deck, ideal for summer BBQ's with a gas hookup. The double car heated garage includes 220V electrical and is well on its way to becoming a great workshop. Additional highlights include a tankless hot water on demand system, HVR air quality and central vacuum.



#### **Essential Information**

MLS® # E4435718 Price \$458,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Acres

Square Footage 1,580

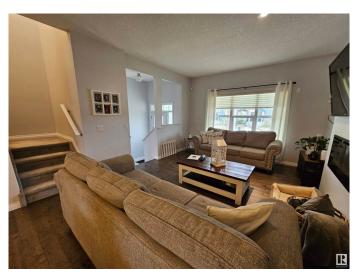
0.00

. . \_ ...

Year Built 2017







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 238 Southfork Drive

Area Leduc
Subdivision Southfork
City Leduc

County ALBERTA

Province AB

Postal Code T9E 1G3

#### **Amenities**

Amenities On Street Parking, Deck, Hot Water Instant, Hot Water Tankless, HRV

System, Natural Gas BBQ Hookup

Parking Double Garage Detached, Heated, Rear Drive Access

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, TV Wall Mount, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Fenced, Flat Site, Low Maintenance

Landscape, Playground Nearby, Public Transportation, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Father Leduc Middle Father Leduc

### **Additional Information**

Date Listed May 9th, 2025

Days on Market 39

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 12:17am MDT