

## \$435,000 - 253 Southwick Way, Leduc

MLS® #E4436095

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,295 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to the community of Southfork, a highly sought-after neighbourhood that offers the perfect blend of comfort + convenience. Here, you will discover a delightful two-storey home that is ideal for first-time home buyers. With its thoughtful design + spacious layout, this home is ready for you to create cherished memories. Step into a large foyer, providing plenty of space to greet your guests. Whether you're hosting a family gathering or a friendly get-together, this welcoming area sets the perfect tone for your home. The home features an open concept design that seamlessly integrates the living, dining, + kitchen areas. This layout encourages easy flow + interaction, making it perfect for entertaining or enjoying quality time with loved ones. The powder room + laundry are conveniently located near the back door for easy access. 3 bdrm 2 + half bath on the upper level + partially finished basement. Dbl detached garage. Discover the perfect blend of style, functionality, comfort in this charming home.

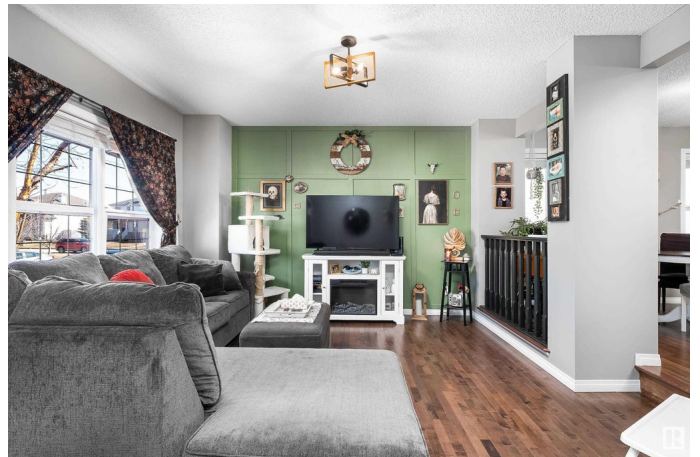
Built in 2007

### Essential Information

MLS® # E4436095

Price \$435,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,295
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	253 Southwick Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0G1

### Amenities

Amenities	Deck, No Smoking Home
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	35
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 3:02am MDT