

# \$519,901 - 313 Southwick Boulevard, Leduc

MLS® #E4438772

**\$519,901**

4 Bedroom, 3.50 Bathroom, 1,973 sqft

Single Family on 0.00 Acres

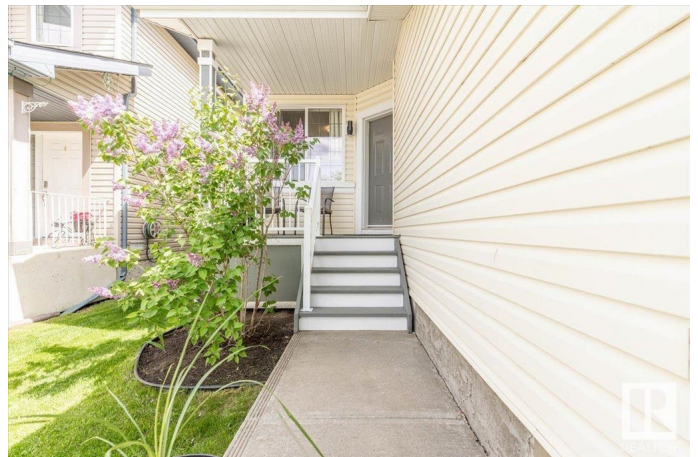
Southfork, Leduc, AB

Nestled in the heart of Leduc's most family-friendly community, this charming 2006 2-storey home in Southfork offers the perfect blend of comfort, convenience, and connection. This turnkey property offers an unparalleled living experience, starting with its inviting outdoor space. Picture summer evenings spent on your oversized deck, surrounded by a beautifully treed yard – your private sanctuary for relaxation and entertaining. Step inside and be captivated by the open-concept main floor, where 9-foot ceilings and gleaming hardwood floors create an expansive, light-filled atmosphere. A cozy fireplace adds warmth and charm, making it the perfect gathering spot for family and friends. But the appeal doesn't stop there. The huge basement is a true game-changer! It's already equipped with a comfortable bedroom, a full bathroom, and a convenient kitchenette. Plus, with a large family room. This home has all the must

Built in 2006

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438772  |
| Price     | \$519,901 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,973                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 313 Southwick Boulevard |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0E8                 |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Hot Water Instant, Hot Water Tankless, No Smoking Home |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Glass Door, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back |

|              |  |
|--------------|--|
|              | Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl  |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 67             |
| Zoning         | Zone 81        |

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Listing information last updated on August 2nd, 2025 at 8:32am MDT