

\$449,900 - 364 Southfork Drive, Leduc

MLS® #E4434286

\$449,900

3 Bedroom, 2.50 Bathroom, 1,661 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

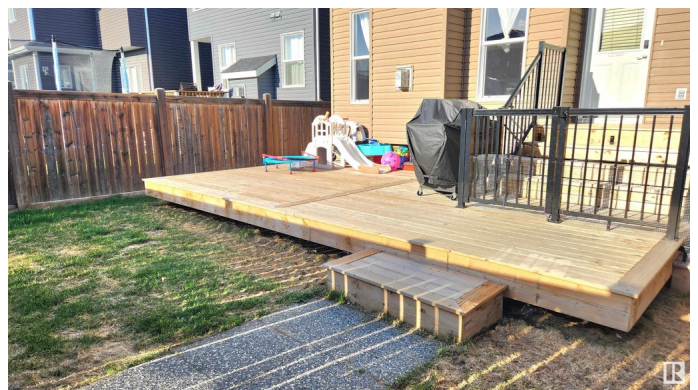
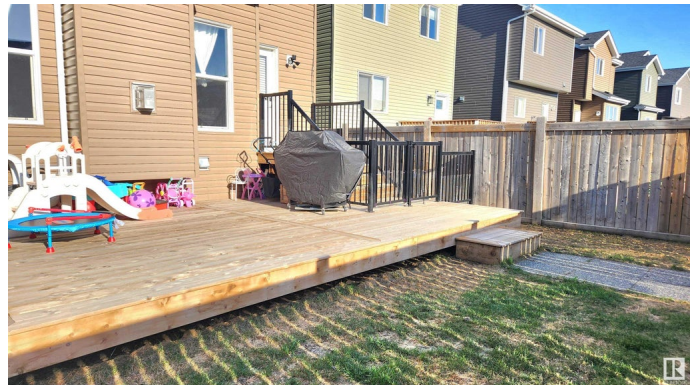
Here it is! This 3 Bedroom "Southfork" home has LOTS of Personality & Character. A superb Floor Plan with High Ceilings, the main floor of this home presents charm & a different type of floor plan unique from most homes. OPEN & A LARGE Spacious Open concept living room, with an expansive kitchen featuring a raised kitchen island & tons of room for a Large Dining room table, best characterized by a stone facing gas fireplace with charm. Upstairs Features Large bedrooms, separate laundry room & a HUGE Walk in closet in the Primary Bedroom along with a Soaker tub in the private ensuite washroom. DOWNSTAIRS OPEN CONCEPT REC/ROOM & FAMILY ROOM, with plenty of Room for a 4th bedroom, Pool Table and Room for the Kids & Adults to play. You'll love the SHARP curb-appeal of this home with a front veranda, even more the WEST FENCED back yard with a Large Newer Patio deck & dog run. This home is an absolute gem and lovingly maintained. Ready for an Early Summer Move in Date!

Built in 2012

Essential Information

MLS® # E4434286

Price \$449,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,661
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	364 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E6

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 2nd, 2025
Days on Market	2
Zoning	Zone 81

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Listing information last updated on May 4th, 2025 at 6:17am MDT