

## \$384,400 - 243 Southwick Way, Leduc

MLS® #E4460573

**\$384,400**

3 Bedroom, 2.50 Bathroom, 1,303 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

Affordable comfort in desirable Southfork! Ideal for families & first time buyers, this home offers CENTRAL A/C, over 1300 sq ft of living space, 3 beds, 2.5 baths, main floor laundry & a sunken living rm with 9' ceilings! This bright & airy home has been recently updated with BRAND NEW CARPETS upstairs and FRESHLY PAINTED walls, doors & trim! Entertaining is a breeze in this open concept layout, featuring well-sized rooms and an ISLAND KITCHEN! Upstairs you'll find a sprawling primary suite with a WALK-IN CLOSET & 4 pc ensuite, 2 additional bedrooms and the main 4 pc bath. Step outside into the sunny south-facing FULLY FENCED BACKYARD and soak in the sun on a two-tier COMPOSITE DECK (2023) spanning over 330 sq ft with 3 power outlets! Out back you'll find ample off-street parking for multiple vehicles or even your boat or RV! Opportunity awaits for you to build your future garage or develop the unfinished basement. All this and more just steps from playgrounds, schools, shopping & the community garden!

Built in 2007

### Essential Information

MLS® # E4460573

Price \$384,400



Lease Rate	\$9
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,303
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	243 Southwick Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0G1

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	3
Parking	Front/Rear Drive Access, No Garage

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed October 2nd, 2025  
Days on Market 6  
Zoning Zone 81

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Listing information last updated on October 8th, 2025 at 2:47am MDT