

\$369,900 - 303 Southfork Drive, Leduc

MLS® #E4422940

\$369,900

4 Bedroom, 3.00 Bathroom, 1,462 sqft

Single Family on 0.00 Acres

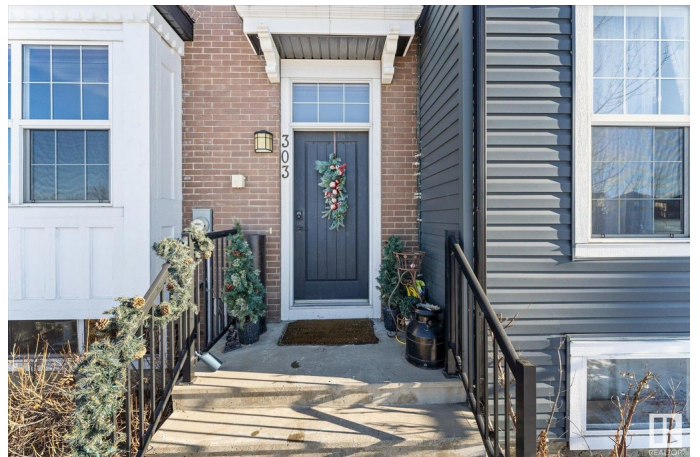
Southfork, Leduc, AB

RARE 4 bedroom, 4 bathroom home in the family friendly neighborhood of Southfork! Located right across from a HUGE park, this west-facing character home allows natural light to flow into the open concept main living room. The spacious living room flows into the kitchen with LARGE island, SS appliances (with 2024 fridge and dishwasher) and open dining room with half bath. Upstairs are 2 spacious bedrooms, a 4-pc bathroom and a large primary bedroom with double closets and a 4-pc ensuite. Even more living space is in the partially finished basement, including the 4th bedroom, 1/2 bath, laundry (with new 2025 washer) and tons of storage. The east facing backyard has a 2-tier deck, raised garden bed, storage shed and raspberry patch. No HOA fees. A perfect starter home or investment property!

Built in 2013

Essential Information

MLS® #	E4422940
Price	\$369,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,462



Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	303 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T8

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Hot Water Natural Gas, Vinyl Windows, Natural Gas BBQ Hookup
Parking	2 Outdoor Stalls, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Caledonia Park School
Middle	Caledonia Park School
High	Leduc Comp High School

Additional Information

Date Listed February 26th, 2025

Days on Market 15

Zoning Zone 81

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