

## \$364,900 - 19 Southwick Point(e), Leduc

MLS® #E4423843

### \$364,900

3 Bedroom, 1.50 Bathroom, 1,274 sqft  
Single Family on 0.00 Acres

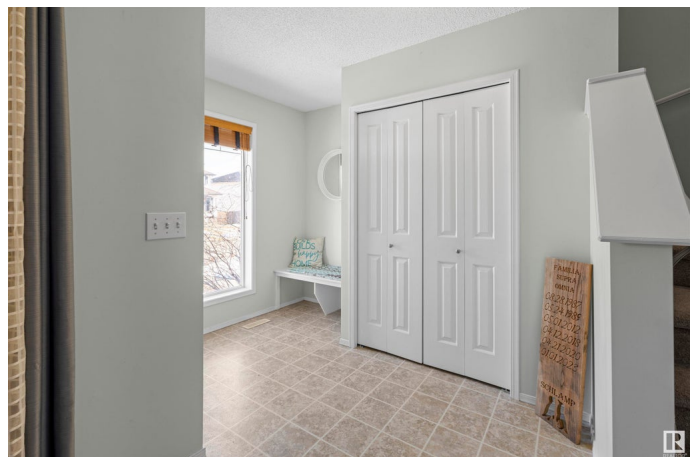
Southfork, Leduc, AB

Welcome to your new home in the family-friendly community of Southfork! This inviting half-duplex features an oversized finished double garage, A/C, and a charming front porch. Upon entry, a spacious foyer leads into the heart of the home, where natural light pours in through large windows, creating a bright and airy ambiance. The generous living room seamlessly flows into the kitchen, which offers ample storage and counter space, perfect for meal prep. The kitchen also includes a cozy dining nook and extra workspace. Step outside to a lush backyard, complete with a deck and fenced area. Upstairs, the primary bedroom boasts a large walk-in closet, with two other good-sized bedrooms and a full bathroom. The basement is well-designed for customization. Upgrades include new appliances, freshly painted cabinets, and more. With easy access to amenities, schools, parks, and grocery stores, this Southfork gem is the perfect place to call home!

Built in 2006

### Essential Information

MLS® #	E4423843
Price	\$364,900
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,274
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	19 Southwick Point(e)
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0G1

### **Amenities**

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Caledonia Park K-9
Middle	Caledonia Park K-9
High	Leduc Composite Highschool

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	9
Zoning	Zone 81

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Listing information last updated on March 12th, 2025 at 11:02pm MDT