

## \$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

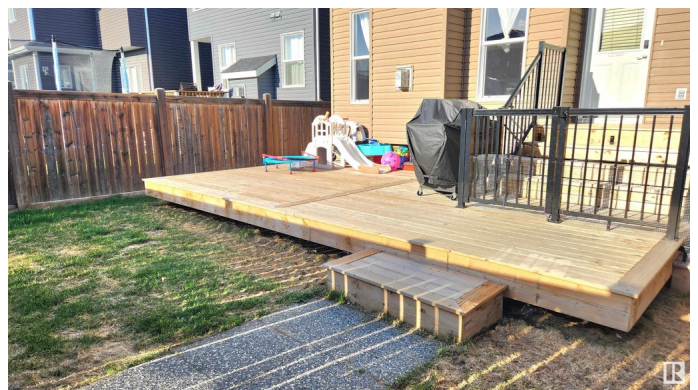
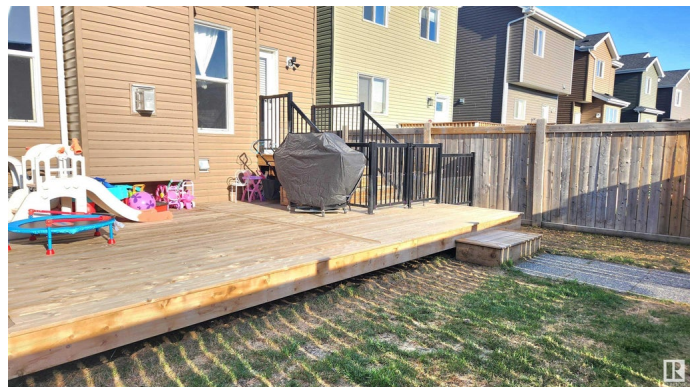
Here it is! This 3 Bedroom "Southfork" home has LOTS of Personality & Character. A superb Floor Plan with High Ceilings, the main floor of this home presents charm & a different type of floor plan unique from most homes. OPEN & A LARGE Spacious Open concept living room, with an expansive kitchen featuring 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	3
Zoning	Zone 81

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Listing information last updated on May 5th, 2025 at 1:17am MDT