

## \$435,000 - 253 Southwick Way, Leduc

MLS® #E4436095

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,295 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to the community of Southfork, a highly sought-after neighbourhood that offers the perfect blend of comfort + convenience. Here, you will discover a delightful two-storey home that is ideal for first-time home buyers. With its thoughtful design + spacious layout, this home is ready for you to create cherished memories. Step into a large foyer, providing plenty of space to greet your guests. Whether you're hosting a family gathering or a friendly get-together, this welcoming area sets the perfect tone for your home. The home features an open concept design that seamlessly integrates the living, dining, + kitchen areas. This layout encourages easy flow + interaction, making it perfect for entertaining or enjoying quality time with loved ones. The powder room + laundry are conveniently located near the back door for easy access. 3 bdrm 2 + half bath on the upper level + partially finished basement. Dbl detached garage. Discover the perfect blend of style, functionality, comfort in this charming home.

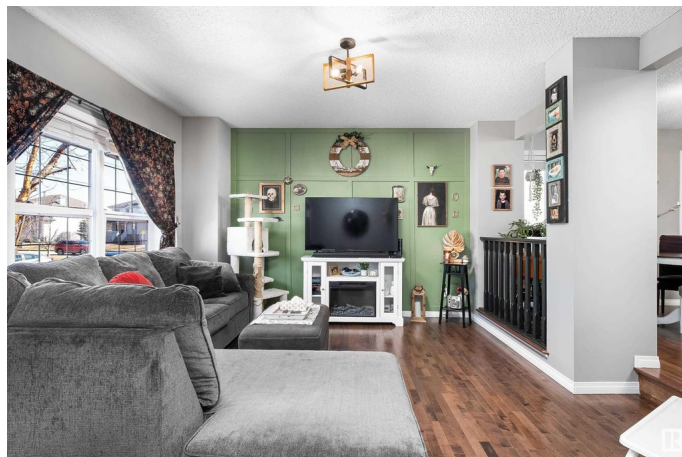
Built in 2007

### Essential Information

MLS® # E4436095

Price \$435,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,295                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 253 Southwick Way |
| Area        | Leduc             |
| Subdivision | Southfork         |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 0G1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, No Smoking Home  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 81        |

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Listing information last updated on June 16th, 2025 at 2:48pm MDT