

## \$579,000 - 235 Sheppard Circle, Leduc

MLS® #E4441442

**\$579,000**

3 Bedroom, 2.50 Bathroom, 2,498 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

STUNNING 2,498 sq ft, AIR CONDITIONED, 2 storey home in sought after Southfork. As you enter you will be immediately impressed by this lovely home. The generous kitchen is a chef's and entertainers dream with SS appliances (including new Bosch dishwasher),pantry, abundance of cabinets,MASSIVE EATING BAR,and quartz countertops. Hardwood and ceramic flooring on the entirety of the main level which also includes an office, large mudroom,dining area, living room w/gas fireplace and bathroom. From the primary bedroom enter the SPA INSPIRED ensuite through a custom barn door with his and hers sinks and walk in closets, mirrored make up station, soaker tub and walk in shower. Upstairs is also home to 2 additional spacious bedrooms, laundry room and LARGE BONUS ROOM.The attached double garage is high enough for a vehicle lift or additional storage.Enjoy the mature, fully landscaped backyard with composite deck, paver stone patio and shed. WELCOME HOME!!

Built in 2012

### Essential Information

MLS® # E4441442

Price \$579,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,498                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 235 Sheppard Circle |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 0T6             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Hot Water Electric, No Animal Home, No Smoking Home, See Remarks, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, See Remarks   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent, Glass Door   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 81         |

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Listing information last updated on June 16th, 2025 at 7:02pm MDT