

\$419,900 - N/A, Leduc

MLS® #E4466141

\$419,900

3 Bedroom, 2.50 Bathroom, 1,609 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork Leduc – Your Dream Home Awaits! This stunning half-duplex, by Avi Homes, offers a perfect blend of luxury & comfort. Immaculately designed w/ thoughtful upgrades throughout. As you step inside, you™ll be greeted by a unique floor plan that maximizes both space & style. The gourmet kitchen is a chef™s dream, featuring beautiful quartz countertops, a large breakfast bar, & an abundance of cabinet space. The spacious eating nook flows effortlessly into the inviting living room, where a cozy gas fireplace creates the perfect ambiance for relaxing. The double-car garage w/ high ceilings is perfect for those chilly winter days. Upstairs, you™ll find a spacious bonus room, perfect for movie nights or a kid™s play area, along w/ a laundry room for added convenience. The 3 generously sized bedrooms include a huge primary suite, complete w/ a luxurious 4-piece ensuite & an expansive walk-through closet. This home has been freshly painted, from top to bottom creating bright airy space.

Built in 2012

Essential Information

MLS® # E4466141

Price \$419,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	N/A
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T9

Amenities

Amenities	Off Street Parking, Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 18th, 2025
Zoning	Zone 81

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