

\$450,000 - 342 Southfork Drive, Leduc

MLS® #E4428097

\$450,000

3 Bedroom, 3.50 Bathroom, 1,518 sqft
Single Family on 0.00 Acres

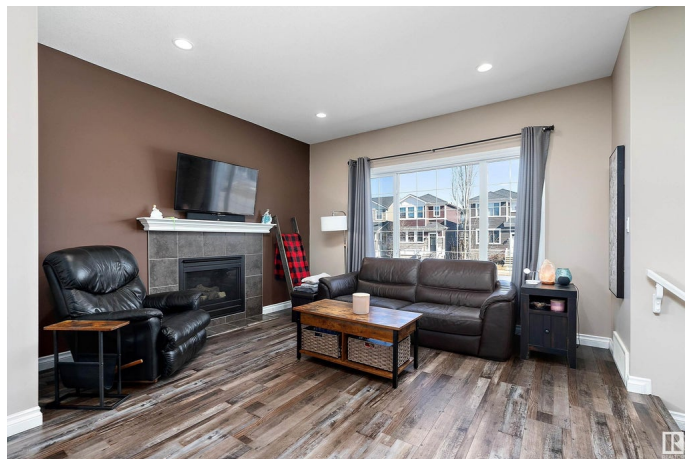
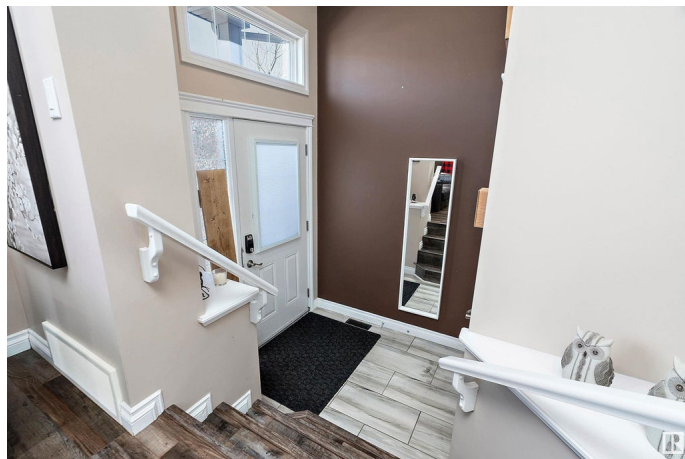
Southfork, Leduc, AB

The Red House!! Discover this stunning 1,517 sq. ft. 2-Storey home located in the highly sought-after family-friendly community of South Fork, Leduc. This 3-bedroom, 3.5-bath property includes a newly finished basement and an oversized double detached garage. The open-concept main floor features soaring 9-ft ceilings, upgraded vinyl plank flooring, a cozy gas fireplace, and a kitchen with ample cabinetry stainless steel appliances, a center island, and pantry. Upstairs, enjoy convenience of a second-floor laundry and 3 very spacious bedrooms. This home is energy-efficient with plenty of vinyl windows, heat recovery ventilator, and a high-efficiency furnace. Outside, relax on your deck in the sunny, south-facing landscaped backyard. Close to schools, parks, playgrounds, public transit, and shopping amenities, this home offers the perfect blend of comfort and convenience. Donâ€™t miss this opportunity to call this home yours!

Built in 2012

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4428097 |
| Price | \$450,000 |
| Bedrooms | 3 |
| Bathrooms | 3.50 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,518 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 342 Southfork Drive |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0T8 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 28th, 2025
Days on Market 7
Zoning Zone 81

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Listing information last updated on April 4th, 2025 at 6:02pm MDT