

# \$519,901 - 313 Southwick Boulevard, Leduc

MLS® #E4438772

**\$519,901**

4 Bedroom, 3.50 Bathroom, 1,973 sqft  
Single Family on 0.00 Acres

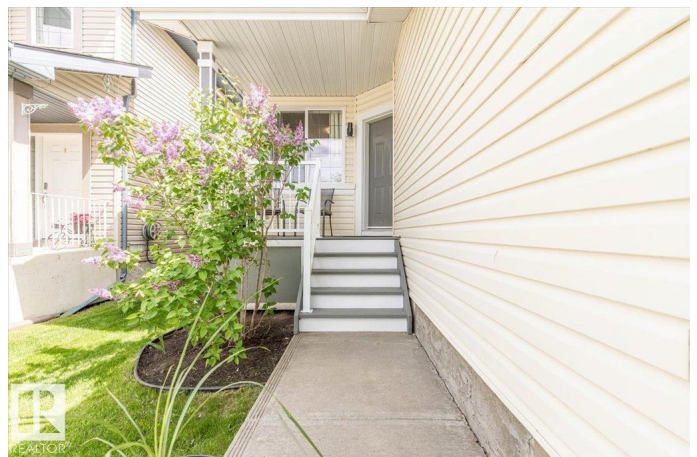
Southfork, Leduc, AB

Welcome to this move-in ready 2-storey in Southfork, where comfort meets convenience. The grand foyer with 20 ft vaulted ceilings opens to a bright, open-concept main floor with 9 ft ceilings, hardwood floors, and a cozy fireplace. Upstairs you'll find 3 generous bedrooms, including a primary suite, plus 2 full bathrooms. Unlike many newer builds, this home offers a fully finished basement with an additional bedroom, full bath, kitchenette, and spacious family room – perfect for family or guests. Outside, enjoy a private yard already landscaped with 30 ft trees, full fencing, and an oversized deck. With 4 bathrooms in total and every detail complete, this home is truly turnkey in one of Leduc's most family-friendly communities.

Built in 2006

## Essential Information

MLS® #	E4438772
Price	\$519,901
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,973
Acres	0.00



Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	313 Southwick Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E8

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Instant, Hot Water Tankless, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 27th, 2025  
Days on Market       89  
Zoning                 Zone 81

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