

## \$454,900 - 306 Southwick Boulevard, Leduc

MLS® #E4442597

**\$454,900**

2 Bedroom, 1.50 Bathroom, 1,116 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Meticulously cared for! This charming 1116 Sqft 2-bdrm bungalow is nestled in the heart of Southfork. From the moment you step inside, you'll love the bright & airy feel created by vaulted ceilings, lrg windows, & light hardwood flrs. The living room features a corner gas FP, perfect for quiet evenings at home. The kitchen offers a functional layout w/ island, corner pantry, & white appliances, while the dining area leads to a lrg deck overlooking the fully fenced & landscaped backyard—ideal for entertaining or relaxing outdoors. The spacious primary suite includes a 4 pc ensuite & the 2nd bdrm works beautifully as a guest room, home office, or den. A handy 2 pc bath completes the main level. Downstairs, the unfinished basement w/ lrg windows & roughed-in plumbing offers endless potential to make it your own, while the att dbl garage provides parking & extra storage. Located on a vibrant street w/ playgrounds, plenty of paths, & a school nearby. Easy access to shopping, golf, airport, and more!

Built in 2007

### Essential Information

MLS® # E4442597

Price \$454,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,116                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 306 Southwick Boulevard |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0E8                 |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Back |

Lane, Playground Nearby, Public Transportation, Schools, Shopping  
Nearby, See Remarks

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 81         |

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Listing information last updated on June 17th, 2025 at 9:17am MDT