

## \$489,900 - 758 Southfork Boulevard, Leduc

MLS® #E4449739

**\$489,900**

4 Bedroom, 2.50 Bathroom, 1,624 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

**NICELY LANDSCAPED! 4 BEDROOMS! HARDWOOD & TILE! A/C! PERFECT STARTER HOME!** This versatile 1624 sq ft, 4 bed, 2.5 bath family home in Southfork brings terrific value! With an open concept main floor layout, gas fireplace, s/s appliances, ample cabinets and countertops for the chef in your family, access to your **DOUBLE ATTACHED** garage, and rear yard access, its a great spot for entertaining and living. Upstairs brings the large master bedroom, complete with 4 pce ensuite, w-in closet, and 2 other good sized bedrooms & 4 pce bath. The basement was professionally completed with a great rec room, 4th bedroom, storage, and future bath is roughed in and ready for finishing. The **WEST BACKING** yard....awesome! Ideal for summer patio season, all professionally completed with spacious deck, patio area, & grass for the kids & dogs to roam. Just steps away from McCurdy Park, Father Leduc School, and minutes to the airport, location is superb. Call Southfork home today!

Built in 2009

### Essential Information

MLS® # E4449739

Price \$489,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,624                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 758 Southfork Boulevard |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0R2                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                   |
| Stories           | 3                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Partially Finished                                                                                                                                    |

### Exterior

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

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 81         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 1:17am MDT