

## **\$575,000 - 1 Southfork Close, Leduc**

MLS® #E4462310

### **\$575,000**

5 Bedroom, 3.50 Bathroom, 2,022 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Legal suited basement in the heart of Southfork! Beautiful 2-storey home with an open concept floor-plan, 9-foot ceilings, fenced yard, and plenty of extra parking! The main floor features a well-appointed kitchen with an island, a corner pantry, stone countertops, and white cabinetry. The spacious living room has a feature wall and a cozy gas fireplace. Upstairs has 4 bedrooms, including the primary with a gorgeous ensuite, and a large walk-in closet. The 4th bedroom was converted from the bonus room and has soundproofing, a door, and 13-foot vaulted ceilings. Don't need a 4th bedroom upstairs? No problem, use this room as your home theatre. The basement features a 1-bedroom legal suite with a kitchen, 3-piece bathroom, living room, and ample storage space. Fully fenced yard, large deck, and all located in a cul-de-sac. This home is perfect for the savvy investor, or someone who could use a mortgage helper. Southfork has many km's of walking trails, multiple parks, and a K-8 Catholic school.

Built in 2008

### **Essential Information**

MLS® # E4462310

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,022                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1 Southfork Close |
| Area        | Leduc             |
| Subdivision | Southfork         |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 0P3           |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                                                |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Air Conditioning-Central, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                       |
| Fireplace         | Yes                                                                                             |
| Fireplaces        | Mantel                                                                                          |
| Stories           | 3                                                                                               |
| Has Suite         | Yes                                                                                             |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Finished                                                                                  |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                   |
| Exterior Features | Corner Lot, Cul-De-Sac, Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                                   |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Caledonia/Father Leduc     |
| Middle     | Leduc Junior High/Father L |
| High       | Leduc Composite/CTK        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 81            |

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Listing information last updated on October 28th, 2025 at 1:47am MDT