# \$514,901 - 313 Southwick Boulevard, Leduc

MLS® #E4438772

### \$514.901

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'II 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 â€" 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 \$514,901

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 141

Zoning Zone 81

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