

\$499,500 - 316 Southwick Boulevard, Leduc

MLS® #E4456681

\$499,500

4 Bedroom, 3.50 Bathroom, 1,655 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Beautiful 2 storey home on a quiet street in the Southfork area offering nearly 3200 sq ft of fully developed living space. This 4 bdrm, 3.5 bath home features an open concept main floor with a welcoming kitchen, dining area & living room with large windows & cozy gas fireplace. The kitchen boasts newer granite counters, walk-in pantry & ample cabinetry. Dining area opens to a sunny south yard. Upstairs you'll find a large bonus room with vaulted ceilings, perfect for gaming, movies or relaxing. The primary suite overlooks the backyard & includes a WIC, full ensuite, plus 2 more bdrms complete the level. The finished basement has new carpet, 4th bdrm, newer 3 pc bath, spacious gym & laundry. The yard is ideal for entertaining with composite deck, newer shed, full fencing & sunny south exposure. Double attached garage & long driveway for extra parking. Updates include newer roof, garage door & fresh paint. Steps to playground and kilometres of adjoining trails. Short walking distance to elementary school!

Built in 2007

Essential Information

MLS® # E4456681

Price \$499,500



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,655
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	316 Southwick Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E8

Amenities

Amenities	On Street Parking, Closet Organizers, Deck, Exercise Room, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Playground Nearby,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 8th, 2025
Days on Market	38
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 October 15th, 2025 at 11:32pm MDT