

Courtesy Of Blair Buttar Of Maxwell Heritage Realty

## **\$394,900 - 214 Southfork Drive, Leduc**

MLS® #E4432037

**\$394,900**

3 Bedroom, 2.50 Bathroom, 1,345 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

NO CONDO FEES, End Unit and Air-Conditioning. Inside, you'll discover a bright and inviting interior where luxury vinyl plank flooring ushers you through the main floor. The heart of the home is the stunning kitchen, equipped with a massive quartz island, pristine quartz countertops, chic white cabinets, and sleek stainless steel appliances that are sure to inspire culinary adventures. The open-plan layout ensures the kitchen, dining, and living room flow seamlessly together, making it perfect for hosting or enjoying quiet nights in. Additionally, a convenient half bath completes the ground floor offering. The upper level reveals three bedrooms, including a primary suite that promises a peaceful retreat with its private ensuite and spacious walk-in closet. The exterior doesn't disappoint either, featuring a deck and a double detached garage that is not only insulated but also provides ample parking. This home is located close to school, parks, walking trails and has easy access to the airport.

Built in 2015

### **Essential Information**

MLS® #	E4432037
Price	\$394,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,345
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	214 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1G3

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **School Information**

Elementary            Father Leduc Catholic  
Middle                 Father Leduc Catholic  
High                    Leduc Comp High School

### **Additional Information**

Date Listed            April 22nd, 2025  
Days on Market       3  
Zoning                 Zone 81

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