

## \$463,500 - 225 Southfork Drive, Leduc

MLS® #E4461388

**\$463,500**

3 Bedroom, 2.50 Bathroom, 1,447 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this well-designed 1,450 sq ft Jayman-built 2-storey in Southfork—complete with a brand new 21.5'™x21'™ double garage with 9ft door. Full of thoughtful touches and move-in ready comfort, this home features durable laminate flooring, a spacious dining area, and a stylish kitchen with island, pantry, and newer stainless steel appliances. A standout feature: the great room is open to the finished basement below, allowing light to flow between levels. Upstairs offers 3 generous bedrooms, including a large primary suite with walk-in closet and 4pc ensuite. The finished basement adds a bright, inviting family room. Enjoy central air conditioning, hot water on demand and remote-controlled blinds throughout. Fully landscaped, fenced, and located steps from schools, parks, and green space. A perfect blend of practicality and distinctive design—this home is a must-see!

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461388  |
| Price      | \$463,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,447                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 225 Southfork Drive |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 1G3             |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Hot Water Tankless, No Smoking Home |
| Parking Spaces | 2                                                                                      |
| Parking        | Double Garage Detached                                                                 |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 8th, 2025

Days on Market                20

Zoning                            Zone 81

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Listing information last updated on October 28th, 2025 at 8:17pm MDT