

## **\$664,900 - 827 Southfork Green, Leduc**

MLS® #E4465738

### **\$664,900**

4 Bedroom, 3.50 Bathroom, 2,277 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

AN ABSOLUTE GEM in an A-1 LOCATION, all the WOW FACTOR YOU COULD DESIRE. Absolutely gorgeous home with many special features. 2277 sq ft plus WALK OUT onto multiway. Freshly painted, 9 ft ceilings, hardwood. Dream kitchen boasts an abundance of cabinetry, pot drawers, granite counter tops, hi end SS appliances, walk in pantry & Island w breakfast bar. Great room w gas fire place & dining area allows for lots of sunlight. Upstairs features very spacious bonus room w 13' vaulted ceiling. Primary bedroom has 5 pc ensuite with dual sinks, separate vanities, corner soaker tub & W I closet. Bedrooms 2+3 are good sizes, 4 pc main bath. Basement includes rec room, 4th bed, 3 pc bath. Central Air Conditioning, new furnace, new 40 year shingles. Awesome heated garage 23x22 w \$8000 custom cabinets. Ultimate back yard is professionally landscaped, unique stone walk way on one side of the house, stone patio fire pit area, large deck w Rhino decking, exposed aggregate patio below. Pride of ownership throughout.

Built in 2009

### **Essential Information**

MLS® # E4465738

Price \$664,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,277                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 827 Southfork Green |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 0P4             |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Fire Pit, Vaulted Ceiling, Walkout Basement |
| Parking Spaces | 4                                                                                 |
| Parking        | Double Garage Attached                                                            |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                   |
| Fireplaces        | Corner, Mantel                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | See Remarks, Finished                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                  |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 81             |

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Listing information last updated on November 16th, 2025 at 5:17pm MST