

## \$525,000 - 170 Sheppard Circle, Leduc

MLS® #E4439151

**\$525,000**

3 Bedroom, 2.50 Bathroom, 2,186 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this lovely 2-storey home in the desirable community of Southfork, perfectly situated on a corner lot backing onto beautiful McKinley Park. The spacious main floor features a grand open-to-above entryway, a chef's kitchen with an island, raised eat-at bar, walk-through pantry, and ample counter space—ideal for entertaining and daily living. Upstairs, you'll find a large bonus room, two generous bedrooms, and a main bathroom with dual sinks. The primary suite offers two walk-in closets and a luxurious ensuite with dual sinks, a soaker tub, and separate shower. The basement is framed and partially finished, ready for your personal touch, and includes a large storage room area and bathroom rough in. Step outside to enjoy the lovely deck overlooking the park—perfect for summer evenings. This home combines space, style, and location—don't miss it!

Built in 2012

### Essential Information

MLS® #	E4439151
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,186
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	170 Sheppard Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T4

### **Amenities**

Amenities	Deck, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 29th, 2025  
Days on Market      100  
Zoning                Zone 81

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