

## \$474,000 - 203 Southfork Drive, Leduc

MLS® #E4449701

**\$474,000**

3 Bedroom, 2.50 Bathroom, 1,616 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to the Coveted community of Southfork, located just walking distance away from Father Leduc Catholic School! This Jayman built home is sure to impress, with over 1,400 sqft of open concept living, a huge front porch for morning coffee & CENTRAL AIR CONDITIONING for those warm summer months! As you walk in you are greeted with an elegant electric fire place feature wall, perfect for hosting friends & family. Making your way to the kitchen, equipped with quartz countertops, white cabinetry with black fixtures and a large island that fits everyone comfortably. The upstairs features a spacious bonus room with built in ceiling speakers, stacked laundry, 2 full bathrooms & 3 BEDROOMS. Basement is ready for future development for a rec room & additional bedroom. Making your way to your south facing backyard oasis, you are met with a multi level composite deck, fully landscaped yard w/ double detached garage.

Built in 2020

### Essential Information

MLS® #	E4449701
Price	\$474,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,616
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	203 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1G4

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 25th, 2025  
Days on Market        7  
Zoning                    Zone 81

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Listing information last updated on July 31st, 2025 at 9:32pm MDT