

## **\$479,000 - 128 Southfork Drive, Leduc**

MLS® #E4458142

**\$479,000**

3 Bedroom, 2.50 Bathroom, 1,634 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork, Leduc! A 2-storey home perfectly situated on a quiet cul-de-sac, offering peace & privacy in one of Leduc's most desirable communities. Close to shopping, recreation, entertainment, Father Leduc Catholic School & all of Leduc's amenities. Perfect for a young family, empty nesters or as an investment. This 2-storey home offers over 1,600 SQFT of living space. Featuring 3 bedrooms, 3 bathrooms, attached double garage, & an expansive yard offering endless possibilities for outdoor activities, gardening, or creating your own personal oasis. Perfect for entertaining with family or friends! Inside you'll find a well-designed main floor, open concept kitchen, dining area, living room, main floor laundry & a 2-piece bathroom. Upstairs is 3 upper bedrooms, 4-pc main bathroom plus a 4-pc ensuite. Outside, enjoy the huge yard—perfect for kids, pets, & outdoor gatherings—with the bonus of RV parking access. In the unfinished basement you have endless potential to create additional living space.

Built in 2007

### **Essential Information**

MLS® # E4458142

Price \$479,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,634                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 128 Southfork Drive |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 0E9             |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, R.V. Storage, Vinyl Windows |
| Parking   | Double Garage Attached                                                                           |

### Interior

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

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior          | Wood, Vinyl       |
| Exterior Features | Fenced, Flat Site |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 81              |

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Listing information last updated on September 22nd, 2025 at 11:47pm MDT