

## \$547,000 - 313 Southwick Boulevard, Leduc

MLS® #E4438772

**\$547,000**

4 Bedroom, 3.50 Bathroom, 1,973 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Nestled in the heart of Leduc's most family-friendly community, this charming 2006 2-storey home in Southfork offers the perfect blend of comfort, convenience, and connection. Southfork isn't just a neighborhood â€” it's a vibrant community where kids walk to school, neighbors become friends, and every street feels like home. Imagine evenings filled with laughter echoing through a spacious, open-concept living area. Picture sun-drenched mornings as your children play in the fully fenced backyard. This isn't just a house; it's the foundation for your family's next chapter. This home features 3 bedrooms up and 1 down lots of space for the growing family. No need to worry about running out of hot water as you will finally have Hot water on demand. This fully finished home has a second kitchen for those long term guests and still a bonus room to watch the Hockey games or a movie. Don't wait to long this one won't last.

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438772  |
| Price     | \$547,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,973                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 313 Southwick Boulevard |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0E8                 |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Hot Water Instant, Hot Water Tankless, No Smoking Home |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Glass Door, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 81        |

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Listing information last updated on June 4th, 2025 at 12:33pm MDT