



## 309 SOUTHFORK Drive Leduc AB

\$339,900

Lovely 3 bedroom, 2.5 bathroom attached house with no condo fees, in impeccable condition. Lots of space in this open concept 2 storey home with a large yard and good sized deck. The main floor is very bright and has a large living room, huge dining area, and a good sized kitchen with lots of cupboard space. There are closets at both the front and rear doors with lots of room for your coats. Upstairs there are 3 good sized bedrooms including a large primary bedroom with a 4 piece ensuite. The 2 additional bedrooms have good sized closets and there is another 4 piece. main bath. The basement is unspoiled and is bright and awaiting your finishing touch. The location is second to none, directly across the street from a park, and walking distance to Father Leduc. Southfork is one of Leduc's most desirable and fastest selling communities, known for its family-friendly atmosphere.

Listing Presented By:



Originally Listed by:  
KIC Realty

[jesse@loadergroup.com](mailto:jesse@loadergroup.com)  
<https://loadergroup.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)