



Leduc Alberta

\$439,000

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. (id:6769)

Living room 4.27 m X 3.86 m

Dining room 3.34 m X 2.4 m

Kitchen 4.26 m X 3.38 m

Primary Bedroom 3.59 m X 3.91 m

Bedroom 2 2.93 m X 2.93 m

Bedroom 3 2.75 m X 3.87 m

Bonus Room 4.26 m X 4.27 m

Listing Presented By:



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Maxwell Heritage Realty

<https://bryceyoung.ca/>



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