



Leduc Alberta

\$765,000

A standout Southfork walkout with immediate possession, thoughtfully upgraded beyond standard new construction. This custom-built 2026 home offers 2,886 sq.ft above grade on a 40-foot wide lot with no neighbours across the street. The plan features 4 bedrooms above grade, 4.5 bathrooms, and private ensuites for every bedroom, including a main-floor bedroom. Enjoy 10 ft main ceilings, 9 ft upper and basement ceilings, 8 ft doors, open-to-below living room, custom TV built-ins, butler's pantry roughed-in for a spice kitchen, mudroom, bonus room, upper laundry with sink, and a primary suite with 2 walk-in closets. Central A/C, built-in speakers, hardwired 4-camera security with display, appliances, and an oversized heated garage with pet wash and central drain are included. The unfinished walkout basement with separate entry offers future development/suite potential, subject to municipal approvals. Near trails, pond, school, green space, Costco, airport, and major routes. (id:6769)

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|---|---|
| Family room Measurements not available | Primary Bedroom 4.55 m x Measurements not available |
| Living room 4.62 m x Measurements not available | Bedroom 2 3.35 m X 4.06 m |
| Dining room 2.23 m x Measurements not available | Bedroom 3 3.22 m x Measurements not available |
| Kitchen 4.91 m x Measurements not available | Bonus Room 3.11 m x Measurements not available |
| Mud room 2.57 m x Measurements not available | Laundry room 1.9 m x Measurements not available |
| Pantry 3.3 m x Measurements not available | |

Listing Presented By:



Originally Listed by:
Spalk Real Estate



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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