



Leduc Alberta

\$405,000

The Perfect 4-Bed, 4-Bath Family Home in Award-Winning Southfork! Experience the ultimate blend of space, style, and community in Leduc's premier master-planned neighborhood. This exceptional property features a highly functional layout boasting 4 spacious bedrooms and 4 bathrooms, offering your growing family all the room and privacy it needs. Step outside your door into a vibrant, outdoor-focused community featuring over 4 kilometers of scenic paved pathways and the beautiful 12+ acre Southfork Pond. Morning school runs are a breeze with the modern Father Leduc Catholic School (K-8) situated right inside the neighborhood, allowing the kids a safe, minutes-only walk to class. Enjoy local shopping and dining at Southfork Landing, plus a quick 10-minute commute to YEG Airport, Nisku, and Costco via the QEII. Don't miss this rare opportunity to own a turnkey 4-bedroom home in Southfork's most convenient pocket! (id:6769)

Family room 3.6 m X 3.64 m

Bedroom 4 4.5 m X 3.51 m

Living room 4.71 m X 3.58 m

Dining room 3.92 m X 2.22 m

Kitchen 4.2 m X 3.65 m

Primary Bedroom 4.53 m X 3.59 m

Bedroom 2 2.78 m X 3.59 m

Bedroom 3 2.78 m X 3.54 m

Listing Presented By:



Originally Listed by:
Professional Realty Group

<http://www.prosellers.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.