



## 265 SOUTHWICK Street Leduc AB

\$479,900

Welcome to Southfork! 2 Story, corner lot home with an open yard to potentially create your own landscaped oasis, build a second garage or RV parking. With hardwood flooring throughout, the main floor has a welcoming open concept with an inviting living room and a kitchen that is easily utilized with a large center island and generous cupboard space. A walk through pantry completes the kitchen. The bright inviting dining area has an open view of the backyard. An accessible laundry room finishes the main floor. The upper level has a convenient over sized bonus room, a full 4 pce bathroom, and 2 bedrooms and a large primary bedroom with 5pce en-suite and walk in closet. Basement is undeveloped with well designed layout for bathroom services and utility area. New shingles in 2023, New hot water tank April 2024.

Listing Presented By:



Originally Listed by:  
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