



# Leduc Alberta

\$654,999

Rarely do homes combine luxury finishes, advanced efficiency & a private greenspace setting like this! Welcome to Southfork in Leduc -- a vibrant community where parks, ponds & schools are within walking distance. Built with exceptional craftsmanship & high-efficiency design, this home blends comfort, technology & style. Featuring 9' ceilings on every level, rich hardwood flooring, glass railings & oversized windows that fill the home with natural light. The chef-inspired kitchen offers built-in KitchenAid appliances; gas cooktop & striking waterfall island designed for gathering & entertaining. Upstairs offers spacious bedrooms, convenient laundry & bonus room. A primary retreat features tray ceiling, large WIC & spa-like 5-pc ensuite with freestanding tub & custom tiled shower. Enjoy a private south-facing backyard backing onto greenspace with composite deck, landscaped & fenced. Solar panels, A/C, tankless hot water, HRV, EV plug, built-in speakers & motorized blinds complete this exceptional home. (id:6769)

- Living room 13'8" x 12'5"
- Dining room 13'8" x 9'2"
- Kitchen 8'11" x 17'7"
- Den 9'9" x 8'1"
- Primary Bedroom 18'2" x 16'1"

- Bedroom 2 12'4" x 10'1"
- Bedroom 3 10'6" x 13'8"
- Bonus Room 14'2" x 14'3"
- Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

<https://minagayed.ca/>



### REMAX ELITE

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDP®). DDP® 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.