



## 266 SOUTHWICK Street Leduc AB

\$474,998

Amazing Opportunity! Affordable 1800+ SqFt Detached Gem with Double Garage! Welcome to 266 Southwick Street in vibrant Southfork, Leduc! This stunning home boasts fantastic curb appeal, a sunny west-facing backyard, and is just steps from a playground. Enjoy modern comforts with air conditioning, a cozy corner gas fireplace, and soaring vaulted ceilings in the bonus room. The spacious kitchen features an island with double sinks, a breakfast bar, and a pantry--perfect for family gatherings! With all three bedrooms located upstairs, the primary suite offers a luxurious ensuite with a bathtub and double shower. Relax under your pergola on the back deck during those warm evenings. Plus, the unique back alley access provides potential for RV storage or future projects. Don't wait--immediate possession means you can start building equity today! Make this your family's dream home!

Listing Presented By:



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