

## \$489,900 - 758 Southfork Boulevard, Leduc

MLS® #E4449739

**\$489,900**

4 Bedroom, 2.50 Bathroom, 1,624 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

**NICELY LANDSCAPED! 4 BEDROOMS! HARDWOOD & TILE! A/C! PERFECT STARTER HOME!** This versatile 1624 sq ft, 4 bed, 2.5 bath family home in Southfork brings terrific value! With an open concept main floor layout, gas fireplace, s/s appliances, ample cabinets and countertops for the chef in your family, access to your **DOUBLE ATTACHED** garage, and rear yard access, its a great spot for entertaining and living. Upstairs brings the large master bedroom, complete with 4 pce ensuite, w-in closet, and 2 other good sized bedrooms & 4 pce bath. The basement was professionally completed with a great rec room, 4th bedroom, storage, and future bath is roughed in and ready for finishing. The **WEST BACKING** yard....awesome! Ideal for summer patio season, all professionally completed with spacious deck, patio area, & grass for the kids & dogs to roam. Just steps away from McCardy Park, Father Leduc School, and minutes to the airport, location is superb. Call Southfork home today!

Built in 2009

### Essential Information

MLS® # E4449739

Price \$489,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	758 Southfork Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0R2

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 81

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Listing information last updated on July 27th, 2025 at 7:48pm MDT