

## \$719,900 - 277 Sheppard Circle, Leduc

MLS® #E4432089

**\$719,900**

5 Bedroom, 3.50 Bathroom, 2,651 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork – The Perfect Family Home Step into a place where your family can truly grow and thrive. This beautifully crafted, custom-built AVI home. With 6 spacious bedrooms and 4 bathrooms spread over 3450sq.ft. of thoughtfully designed living space, there’s a room here for everyone. On the main floor, you’ll find a bright, open-concept layout filled with natural light from oversized windows. A gourmet kitchen with granite countertops, an island that seats five, and two cozy gas fireplaces create the perfect setting for everyday living and special moments alike. The welcoming foyer sets the tone as you enter this warm, inviting space. Upstairs, five generously sized bedrooms (each easily fitting a queen or king bed) keep the family close, while an upper-level laundry room and on-demand hot water make daily routines effortless. The primary suite is a true retreat, featuring a luxurious 5-piece Ensuite. Step out onto the rear deck and enjoy evenings overlooking your spacious, fully fenced backyard

Built in 2012

### Essential Information

MLS® # E4432089

Price \$719,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,651
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	277 Sheppard Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T5

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Fire Pit, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                April 20th, 2025

Days on Market        23

Zoning                        Zone 81

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