

\$525,000 - 313 Southwick Boulevard, Leduc

MLS® #E4438772

\$525,000

4 Bedroom, 3.50 Bathroom, 1,973 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Nestled in the heart of Leduc's most family-friendly community, this charming 2006 2-storey home in Southfork offers the perfect blend of comfort, convenience, and connection. This turnkey property offers an unparalleled living experience, starting with its inviting outdoor space. Picture summer evenings spent on your oversized deck, surrounded by a beautifully treed yard – your private sanctuary for relaxation and entertaining. Step inside and be captivated by the open-concept main floor, where 9-foot ceilings and gleaming hardwood floors create an expansive, light-filled atmosphere. A cozy fireplace adds warmth and charm, making it the perfect gathering spot for family and friends. But the appeal doesn't stop there. The huge basement is a true game-changer! It's already equipped with a comfortable bedroom, a full bathroom, and a convenient kitchenette. Plus, with a large family room. This home has all the must



Built in 2006

Essential Information

MLS® #	E4438772
Price	\$525,000
Bedrooms	4
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,973
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	313 Southwick Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E8

Amenities

Amenities	Deck, Detectors Smoke, Ho Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, G Microwave Hood Fan, Sto Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Tile Surr
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back

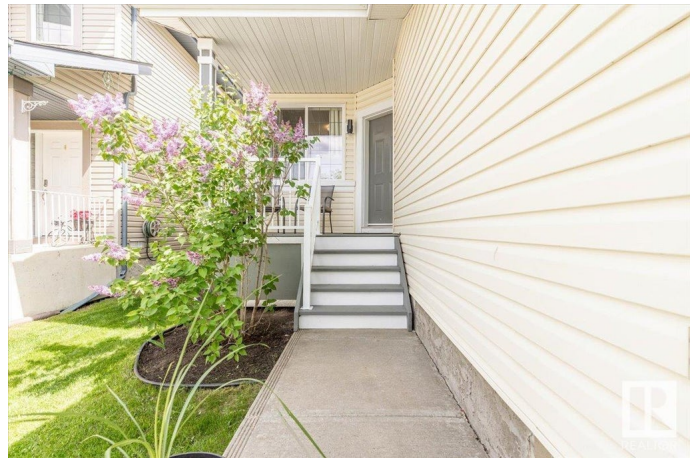


Lane, Playground Nearby,
Nearby

Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed May 27th, 2025
Days on Market 59
Zoning Zone 81



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Listing information last updated on July 25th, 2025 at 7:32am MDT