

\$463,500 - 702 Southfork Drive, Leduc

MLS® #E4422654

\$463,500

3 Bedroom, 2.50 Bathroom, 1,523 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Introducing the "SASHA" by master builder, HOMES BY AVI. Exceptional 2 storey home in the heart of Southfork Leduc with upscale, functional design that is perfect location for your growing family! Great schools, parks & all amenities just a hop away! This charming, BRAND NEW, 2 storey home w/front porch boasts SEPARATE SIDE ENTRANCE, 3 bedrooms, 2.5 baths, pocket office, upper-level loft style family room & laundry closet. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area, deluxe kitchen w/center island, appliance allowance, chimney hood fan & built-in microwave. Private owners suite w/luxurious 3-pc ensuite showcases upgraded shower & WIC. 2 spacious junior rooms & 4pc bath. Numerous upgrades throughout including, quartz countertops, upgraded lighting/fixtures, luxury vinyl plank flooring, plush carpet upper level, 9' ceiling height in basement, HRV System. Full landscaping, back 10x10 deck & detached double garage...CHECK! Your new home awaits.



Built in 2025

Essential Information

MLS® # E4422654

Price \$463,500

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	702 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Detached, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 24th, 2025
Days on Market	262
Zoning	Zone 81

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