

## \$547,000 - 313 Southwick Boulevard, Leduc

MLS® #E4438772

**\$547,000**

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. Southfork isn't just a neighborhood â€” it's a vibrant community where kids walk to school, neighbors become friends, and every street feels like home. Imagine evenings filled with laughter echoing through a spacious, open-concept living area. Picture sun-drenched mornings as your children play in the fully fenced backyard. This isn't just a house; it's the foundation for your family's next chapter. This home features 3 bedrooms up and 1 down lots of space for the growing family. No need to worry about running out of hot water as you will finally have Hot water on demand. This fully finished home has a second kitchen for those long term guests and still a bonus room to watch the Hockey games or a movie. Don't wait to long this one won't last.

Built in 2006

### Essential Information

MLS® #	E4438772
Price	\$547,000
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, Hot Water Instant, Hot Water Tankless, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Tile Surround
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, Public Transportation, Schools, Shopping  
Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	10
Zoning	Zone 81

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