

\$519,901 - 313 Southwick Boulevard, Leduc

MLS® #E4438772

\$519,901

4 Bedroom, 3.50 Bathroom, 1,973 sqft
Single Family on 0.00 Acres

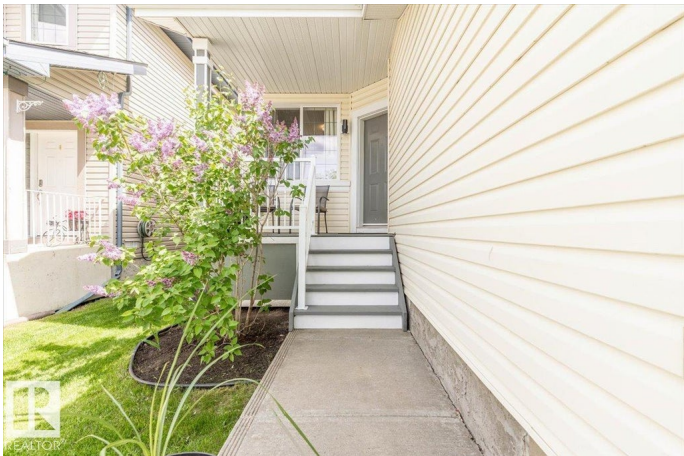
Southfork, Leduc, AB

Welcome to this move-in ready 2-storey in Southfork, where comfort meets convenience. The grand foyer with 20 ft vaulted ceilings opens to a bright, open-concept main floor with 9 ft ceilings, hardwood floors, and a cozy fireplace. Upstairs youâ€™ll find 3 generous bedrooms, including a primary suite, plus 2 full bathrooms. Unlike many newer builds, this home offers a fully finished basement with an additional bedroom, full bath, kitchenette, and spacious family room â€“ perfect for family or guests. Outside, enjoy a private yard already landscaped with 30 ft trees, full fencing, and an oversized deck. With 4 bathrooms in total and every detail complete, this home is truly turnkey in one of Leducâ€™s most family-friendly communities.

Built in 2006

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4438772 |
| Price | \$519,901 |
| 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 | 100 |
| Zoning | Zone 81 |

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Listing information last updated on September 4th, 2025 at 10:47am MDT