

## \$489,900 - 225 Southfork Drive, Leduc

MLS® #E4455282

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,447 sqft

Single Family on 0.00 Acres

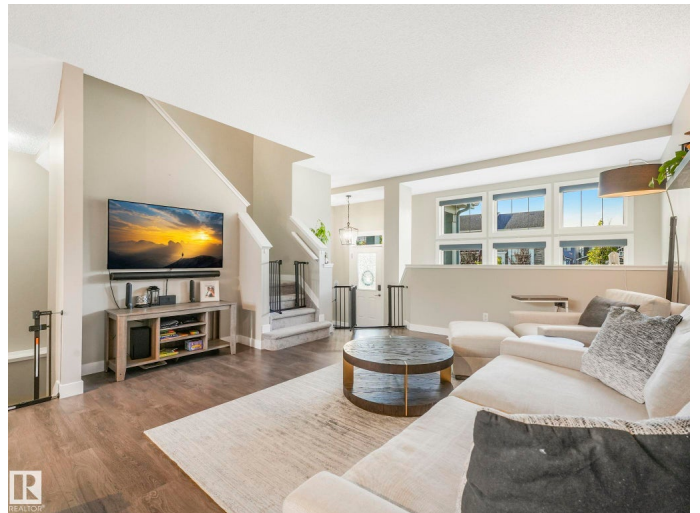
Southfork, Leduc, AB

Welcome to this well-designed 1,450 sq ft Jayman-built 2-storey in Southfork—complete with a brand new 21.5'x21' double garage with 9ft door. Full of thoughtful touches and move-in ready comfort, this home features durable laminate flooring, a spacious dining area, and a stylish kitchen with island, pantry, and newer stainless steel appliances. A standout feature: the great room is open to the finished basement below, allowing light to flow between levels. Upstairs offers 3 generous bedrooms, including a large primary suite with walk-in closet and 4pc ensuite. The finished basement adds a bright, inviting family room. Enjoy central air conditioning, hot water on demand and remote-controlled blinds throughout. Fully landscaped, fenced, and located steps from schools, parks, and green space. A perfect blend of practicality and distinctive design—this home is a must-see!

Built in 2017

### Essential Information

MLS® #	E4455282
Price	\$489,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,447
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	225 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1G3

### **Amenities**

Amenities	Closet Organizers, Hot Water Tankless, No Smoking Home
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 29th, 2025  
Days on Market      1  
Zoning                 Zone 81

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