

\$510,000 - 316 Southwick Boulevard, Leduc

MLS® #E4445776

\$510,000

4 Bedroom, 3.50 Bathroom, 1,635 sqft

Single Family on 0.00 Acres

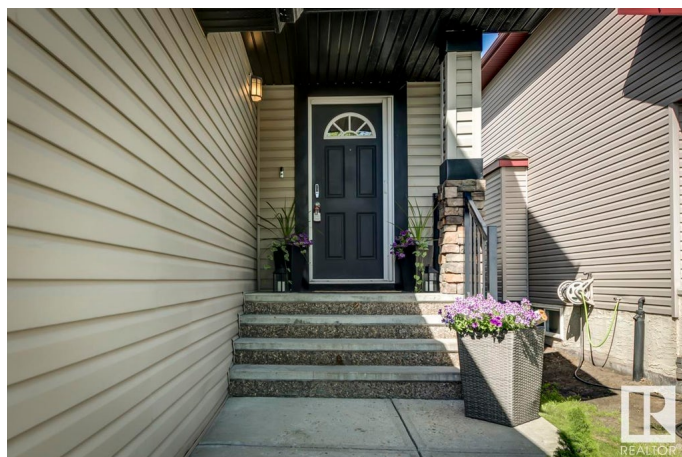
Southfork, Leduc, AB

Fantastic 2 storey home located on a quiet road in Southfork. 3+1 bedrms and 3.5 bath home with finished basement. Well cared for home is inviting & is sure to please. 1635 sq ft with details like newer black garage door & stone accents, concrete front steps, hidden screen door. Maple & iron stair railing, faux wood blinds, art niches. Open kitchen concept with new granite counter tops & corner pantry. Living room with big windows & cozy corner gas fireplace. Patio doors to a composite deck with glass inserts. Beautiful south facing yard with custom shed. Main floor half bath. Primary suite with 4-pc ensuite & walk-in closet. Large upper bonus room with big windows & vaulted ceiling. Finished basement with bedroom, 3 pc bathroom and terrific family room with new carpet. Basement has the laundry area & a 3 pc bath. Double attached garage with newer garage door. Newer shingles & fresh paint. Just steps to the play ground & park. Easy access to QE2 or Leduc Centre.

Built in 2007

Essential Information

MLS® #	E4445776
Price	\$510,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,635
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	316 Southwick Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E8

Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
Days on Market	6
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 10th, 2025 at 2:47pm MDT