

## **\$599,900 - 864 Southfork Green, Leduc**

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MLS® #E4428867

**\$599,900**

4 Bedroom, 3.50 Bathroom, 2,366 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to your DREAM HOME in SOUTHFORK LEDUC! This stunning 2366 SQ FT, 2 STORY home offers comfort & style. Enjoy BEAUTIFUL SUNSETS as the property backs onto MCHARDY PARK with WALKING TRAILS & PICTURESQUE LAKE VIEWS. Featuring CENTRAL AIR CONDITIONING, 4 BEDROOMS + DEN, 4 BATHROOMS (including a 5PC ENSUITE), & MAIN FLOOR LAUNDRY for convenience. The MAIN FLOOR INSIDE & OUT STONE FIREPLACE extends onto the SECOND STORY BACK DECK, blending indoor luxury with outdoor living. The SUNLIT MAIN FLOOR boasts breathtaking VIEWS, while the KITCHEN shines with a WALK-IN PANTRY, LARGE ISLAND, GRANITE COUNTERTOPS, & TONS OF STORAGE. A MASSIVE BONUS ROOM & LARGE REC ROOM provide plenty of space to entertain. Completing this home is a DOUBLE ATTACHED GARAGE with a STONE & VINYL EXTERIOR, plus a LARGE BACK YARD. Located near the HOCKEY RINK, BASKETBALL NETS, FATHER LEDUC CATHOLIC SCHOOL, & SOUTHFORK COMMUNITY GARDEN, this home is a must-see!

Built in 2009

### **Essential Information**



MLS® #	E4428867
Price	\$599,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,366
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	864 Southfork Green
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0P5

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Picnic Area, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, View Lake

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Caledonia Park School
Middle	Father Leduc School
High	Leduc Composite

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	18
Zoning	Zone 81

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