

\$478,500 - 702 Southfork Drive, Leduc

MLS® #E4422654

\$478,500

3 Bedroom, 2.50 Bathroom, 1,532 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Introducing the "SASHA" by master builder, HOMES BY AVI. Exceptional 2 storey home in the heart of Southfork Leduc with upscale, functional design that is perfect location for your growing family! Great schools, parks & all amenities just a hop away! This charming, BRAND NEW, 2 storey home w/front porch boasts SEPARATE SIDE ENTRANCE, 3 bedrooms, 2.5 baths, pocket office, upper-level loft style family room & laundry closet. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area, deluxe kitchen w/center island, appliance allowance, chimney hood fan & built-in microwave. Private owners suite w/luxurious 3-pc ensuite showcases upgraded shower & WIC. 2 spacious junior rooms & 4pc bath. Numerous upgrades throughout including, quartz countertops, upgraded lighting/fixtures, luxury vinyl plank flooring, plush carpet upper level, 9' ceiling height in basement, HRV System. Full landscaping, back 10x10 deck & detached double garage...CHECK! Your new home awaits.



Built in 2025

Essential Information

MLS® # E4422654

Price \$478,500

| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,532 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 702 Southfork Drive |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0X1 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Rear Drive Access |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Builder Appliance Credit |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 24th, 2025 |
| Days on Market | 180 |
| Zoning | Zone 81 |

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