

\$463,500 - 225 Southfork Drive, Leduc

MLS® #E4461388

\$463,500

3 Bedroom, 2.50 Bathroom, 1,447 sqft

Single Family on 0.00 Acres

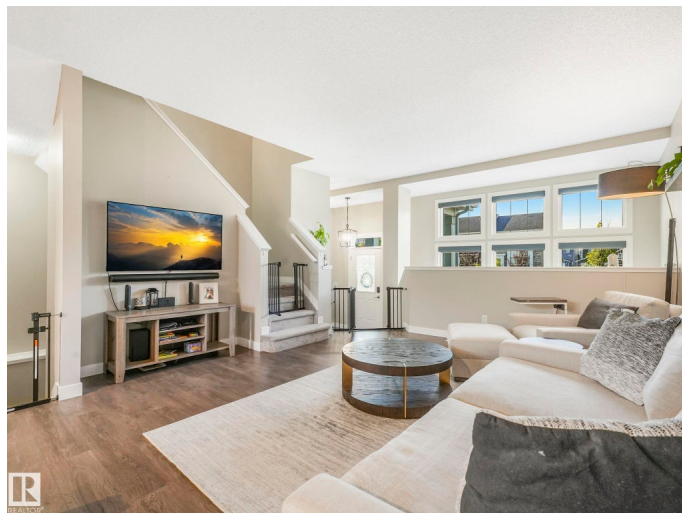
Southfork, Leduc, AB

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® #	E4461388
Price	\$463,500
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	Air Conditioner, Ceiling 9 ft., 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 Control, 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, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 8th, 2025

Days on Market 8

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 October 16th, 2025 at 1:32am MDT