

\$485,000 - 12 Southfork Place, Leduc

MLS® #E4464138

\$485,000

4 Bedroom, 3.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

FULLY FINISHED HOME! NEW SHINGLES & HWT! CUL DE SAC! A/C! Searching for a larger home for your growing family? This 1807 sq ft 4 bed, 3.5 bath home in desirable Southfork could be it! Spacious entryway w/ tile & vinyl plank flooring leads to your open concept living / dining / kitchen space; great for family gatherings & entertaining. Corner pantry, s/s appliances, windows galore, large island & room for your large table. Gas fireplace for cozy winter nights too! Upstairs brings a massive vaulted bonus room for movie night, plush carpets, 3 bedrooms including the primary bed w/ 4 pce ensuite & walk in closet, 4 pce bath, & linen storage. The basement is fully finished, w/ family room for watching the big game or play space for the kids, tile surround w/ electric fireplace, 4th bedroom, & beautiful 3 pce bath w/ custom tile shower! Your backyard is fully landscaped, w/ wonderful 3 tier deck for summer BBQs & relaxing (hot tub negotiable) & room for the firepit too! A great package, don't miss it!

Built in 2007

Essential Information

MLS® # E4464138

Price \$485,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,807
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12 Southfork Place
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E9

Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 30th, 2025

Days on Market 2

Zoning Zone 81

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