

## \$519,901 - 313 Southwick Boulevard, Leduc

MLS® #E4438772

**\$519,901**

4 Bedroom, 3.50 Bathroom, 1,973 sqft

Single Family on 0.00 Acres

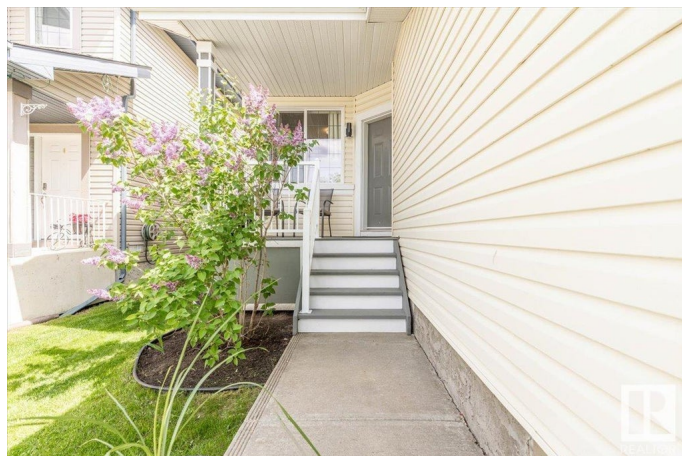
Southfork, Leduc, AB

Nestled in the heart of Leduc's most family-friendly community, this charming 2006 2-storey home in Southfork offers the perfect blend of comfort, convenience, and connection. This turnkey property offers an unparalleled living experience, starting with its inviting outdoor space. Picture summer evenings spent on your oversized deck, surrounded by a beautifully treed yard – your private sanctuary for relaxation and entertaining. Step inside and be captivated by the open-concept main floor, where 9-foot ceilings and gleaming hardwood floors create an expansive, light-filled atmosphere. A cozy fireplace adds warmth and charm, making it the perfect gathering spot for family and friends. But the appeal doesn't stop there. The huge basement is a true game-changer! It's already equipped with a comfortable bedroom, a full bathroom, and a convenient kitchenette. Plus, with a large family room. This home has all the must

Built in 2006

### Essential Information

MLS® #	E4438772
Price	\$519,901
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,973
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	313 Southwick Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E8

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Instant, Hot Water Tankless, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back

Lane, Playground Nearby, Public Transportation, Schools, Shopping  
Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	69
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 August 4th, 2025 at 9:17am MDT