

## \$474,000 - 203 Southfork Drive, Leduc

MLS® #E4449701

**\$474,000**

3 Bedroom, 2.50 Bathroom, 1,616 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to the Coveted community of Southfork, located just walking distance away from Father Leduc Catholic School! This Jayman built home is sure to impress, with over 1,400 sqft of open concept living, a huge front porch for morning coffee & CENTRAL AIR CONDITIONING for those warm summer months! As you walk in you are greeted with an elegant electric fire place feature wall, perfect for hosting friends & family. Making your way to the kitchen, equipped with quartz countertops, white cabinetry with black fixtures and a large island that fits everyone comfortably. The upstairs features a spacious bonus room with built in ceiling speakers, stacked laundry, 2 full bathrooms & 3 BEDROOMS. Basement is ready for future development for a rec room & additional bedroom. Making your way to your south facing backyard oasis, you are met with a multi level composite deck, fully landscaped yard w/ double detached garage.

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449701  |
| Price     | \$474,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,616                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 203 Southfork Drive |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 1G4             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                                                             |

### Exterior

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

**Additional Information**

Date Listed                July 25th, 2025  
Days on Market        9  
Zoning                    Zone 81

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