

Courtesy Of Francine Allan Of Maxwell Heritage Realty

\$594,000 - 253 Sheppard Circle, Leduc

MLS® #E4444983

\$594,000

3 Bedroom, 2.50 Bathroom, 2,290 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Experience Luxury At Every Turn In This 2289 Sq Ft Home. A Grand Foyer Leads To A Living Room Featuring a Charming 2-Way Fireplace, Perfect For Indoor/Outdoor Comfort. The Gourmet Kitchen Is A Chef's Delight, Offering A Massive Island, Built-In Wall Oven, Microwave & Gas Cooktop. Enjoy Beautiful Granite, Soft-Close Cabinetry, Distressed Maple Hardwood & Timeless Backsplash Tiles. The Heated Garage, With Its Impressive 16' X 8' Overhead Door, Opens To A Huge Mudroom, Thoughtfully Designed With An Organization Wall. Upstairs, The Bonus Room Provides Abundant Space For Family Activities. Three Large Bedrooms Include A Primary Suite Thatâ€™s A True Sanctuary. Imagine Soaking In The Oversized Tub, Warmed By A 3-Way Gas Fireplace, Enjoy A Separate Shower, Dual Sinks, Walk In Closet & Private Water Closet. Outside, Discover A Maintenance-Free Fence, Water Feature, Vibrant Annuals & Perennials, An Upper Deck With Pergola & Lower Stone Patio. Your Biggest Decision-Where To Savor Your Morning Coffee!

Built in 2012

Essential Information

MLS® # E4444983

Price \$594,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,290 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 253 Sheppard Circle |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0T5 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Double Sided, Three Sided |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

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|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 16 |
| Zoning | Zone 81 |

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Listing information last updated on July 13th, 2025 at 4:17am MDT