

## \$510,000 - 316 Southwick Boulevard, Leduc

MLS® #E4445776

**\$510,000**

4 Bedroom, 3.50 Bathroom, 1,635 sqft

Single Family on 0.00 Acres

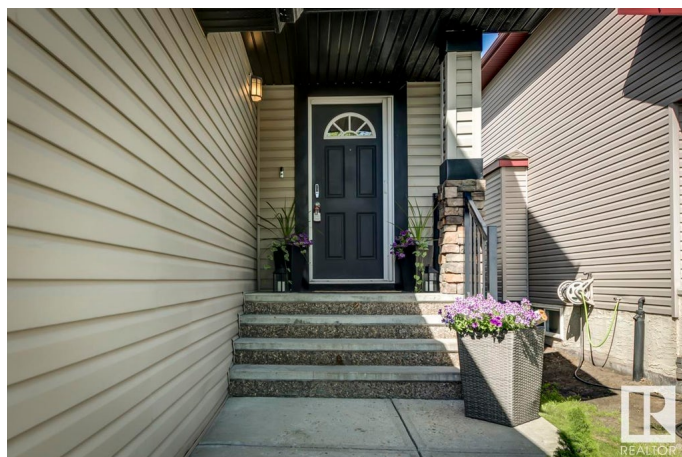
Southfork, Leduc, AB

Fantastic 2 storey home located on a quiet road in Southfork. 3+1 bedrms and 3.5 bath home with finished basement. Well cared for home is inviting & is sure to please. 1635 sq ft with details like newer black garage door & stone accents, concrete front steps, hidden screen door. Maple & iron stair railing, faux wood blinds, art niches. Open kitchen concept with new granite counter tops & corner pantry. Living room with big windows & cozy corner gas fireplace. Patio doors to a composite deck with glass inserts. Beautiful south facing yard with custom shed. Main floor half bath. Primary suite with 4-pc ensuite & walk-in closet. Large upper bonus room with big windows & vaulted ceiling. Finished basement with bedroom, 3 pc bathroom and terrific family room with new carpet. Basement has the laundry area & a 3 pc bath. Double attached garage with newer garage door. Newer shingles & fresh paint. Just steps to the play ground & park. Easy access to QE2 or Leduc Centre.

Built in 2007

### Essential Information

MLS® #	E4445776
Price	\$510,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,635
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	316 Southwick Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E8

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	9
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 July 13th, 2025 at 9:17pm MDT