

## \$499,500 - 724 Southfork Drive, Leduc

MLS® #E4443673

**\$499,500**

3 Bedroom, 2.50 Bathroom, 1,641 sqft

Single Family on 0.00 Acres

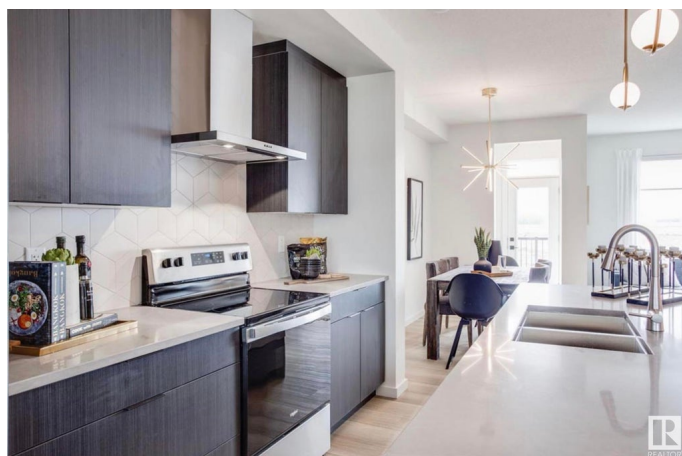
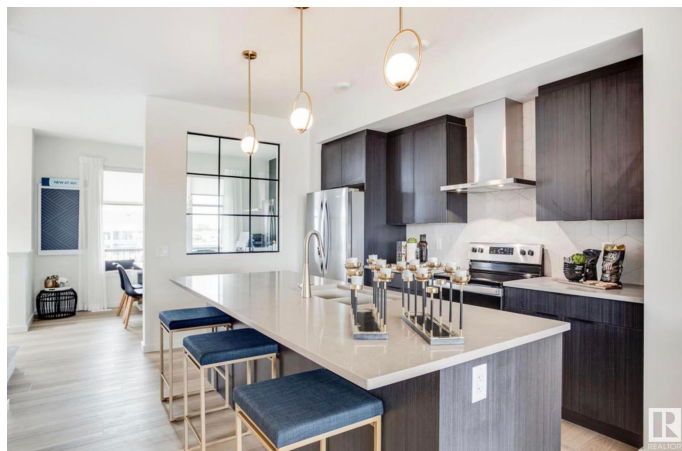
Southfork, Leduc, AB

BRAND-NEW, MOVE-IN READY, HOME-2-LOVE. Homes by Avi welcomes you to Southfork Leduc. Perfect home, perfect location for your growing family with Father Leduc School just steps away. This home has everything you need to live comfortably. Quaint front porch, detached dble garage, 3 bedrooms, 2.5 bathrooms, upper-level laundry room & great front flex room ideal for kidsâ€™ playroom or your work-from-home office. Luxury finishes throughout including quartz countertops, luxury ensuite, upscale vinyl plank/tile flooring, 9â€™ ceiling height main/basement, HRV system PLUS, current promo INCLUDES SEPERATE SIDE ENTRANCE, BACK DECK, FULL LANDSCAPING, BLINDS PACKAGE & ROBUST APPLIANCE ALLOWANCE. This incredible home will not last long. Check it out before its SOLD!

Built in 2025

### Essential Information

MLS® #	E4443673
Price	\$499,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,641
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	724 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N8

### Amenities

Amenities	Ceiling 9 ft., Deck, Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Detached, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, See Remarks, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      K-8 Father Leduc  
Middle                              K-8 Father Leduc  
High                                Leduc Composite

**Additional Information**

Date Listed                      June 21st, 2025  
Days on Market                5  
Zoning                              Zone 81

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