

## \$529,000 - 782 Southfork Boulevard, Leduc

MLS® #E4436532

**\$529,000**

3 Bedroom, 2.50 Bathroom, 1,834 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

WOW! This 3 bedroom, 3 bathroom (plus HUGE bonus room) home has had many upgrades! Gorgeous, open & bright, plenty of room for the growing family! Main level is very spacious, living room has been updated with stone fireplace, kitchen has new granite, stainless appliances, island/eating bar, corner pantry (upgraded wood shelving), tons of cupboards, plus a large dining/eating space that opens to a huge sunny/west back yard, beautiful deck, separate fenced dog run area, & gas-line for BARBQ. Mud room at back entry, 2pc powder room. HUGE bonus room /w large picturesque windows, even room for office/play space, 4pc main bath, huge master bedrm, ensuite/corner soaker tub, 2 more lrg bedrms (one has walk in closet), brand new washer/dryer located on upper level, new HWT 2025, new carpet with high-end thicker underlay, new lighting, paint, new triple pane windows in master bedroom, plus garage is heated! And the best part, has central air conditioning! Come visit us in the sought-after community of Southfork!

Built in 2009

### Essential Information

MLS® # E4436532

Price \$529,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,834
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	782 Southfork Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0P5

### Amenities

Amenities	Air Conditioner, Deck, Dog Run-Fenced In
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Fenced, Golf Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	4
Zoning	Zone 81

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Listing information last updated on May 18th, 2025 at 4:02am MDT