

## \$485,000 - 12 Southfork Place, Leduc

MLS® #E4464138

**\$485,000**

4 Bedroom, 3.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

FULLY FINISHED HOME! NEW SHINGLES & HWT! CUL DE SAC! A/C! Searching for a larger home for your growing family? This 1807 sq ft 4 bed, 3.5 bath home in desirable Southfork could be it! Spacious entryway w/ tile & vinyl plank flooring leads to your open concept living / dining / kitchen space; great for family gatherings & entertaining. Corner pantry, s/s appliances, windows galore, large island & room for your large table. Gas fireplace for cozy winter nights too! Upstairs brings a massive vaulted bonus room for movie night, plush carpets, 3 bedrooms including the primary bed w/ 4 pce ensuite & walk in closet, 4 pce bath, & linen storage. The basement is fully finished, w/ family room for watching the big game or play space for the kids, tile surround w/ electric fireplace, 4th bedroom, & beautiful 3 pce bath w/ custom tile shower! Your backyard is fully landscaped, w/ wonderful 3 tier deck for summer BBQs & relaxing (hot tub negotiable) & room for the firepit too! A great package, don't miss it!

Built in 2007

### Essential Information

MLS® # E4464138

Price \$485,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,807                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12 Southfork Place |
| Area        | Leduc              |
| Subdivision | Southfork          |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 0E9            |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Deck, Vinyl Windows |
| Parking   | Double Garage Attached               |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplaces        | Corner                                                                                                                           |
| Stories           | 3                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Finished                                                                                                                   |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 30th, 2025

Days on Market                8

Zoning                            Zone 81

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Listing information last updated on November 7th, 2025 at 8:17pm MST