

## \$450,000 - 342 Southfork Drive, Leduc

MLS® #E4428097

### \$450,000

3 Bedroom, 3.50 Bathroom, 1,518 sqft  
Single Family on 0.00 Acres

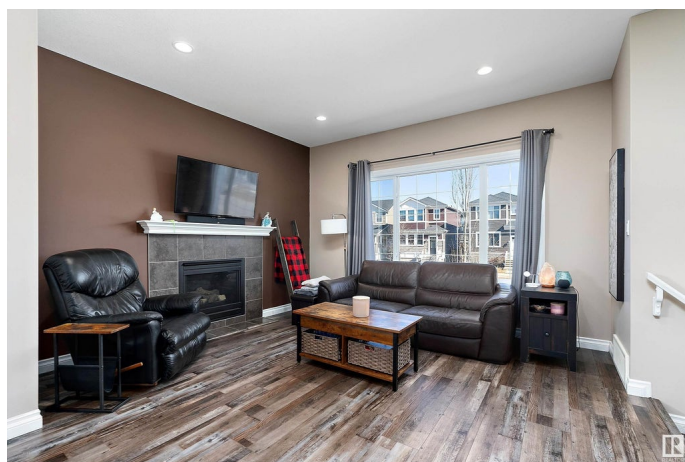
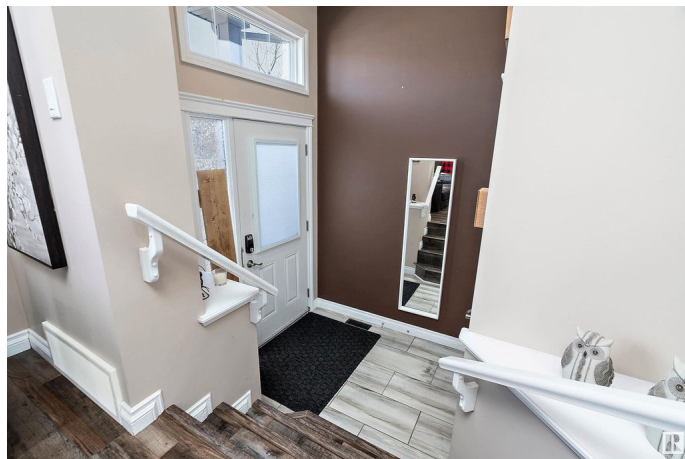
Southfork, Leduc, AB

The Red House!! Discover this stunning 1,517 sq. ft. 2-Storey home located in the highly sought-after family-friendly community of South Fork, Leduc. This 3-bedroom, 3.5-bath property includes a newly finished basement and an oversized double detached garage. The open-concept main floor features soaring 9-ft ceilings, upgraded vinyl plank flooring, a cozy gas fireplace, and a kitchen with ample cabinetry stainless steel appliances, a center island, and pantry. Upstairs, enjoy convenience of a second-floor laundry and 3 very spacious bedrooms. This home is energy-efficient with plenty of vinyl windows, heat recovery ventilator, and a high-efficiency furnace. Outside, relax on your deck in the sunny, south-facing landscaped backyard. Close to schools, parks, playgrounds, public transit, and shopping amenities, this home offers the perfect blend of comfort and convenience. Donâ€™t miss this opportunity to call this home yours!

Built in 2012

### Essential Information

MLS® #	E4428097
Price	\$450,000
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,518
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	342 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T8

### **Amenities**

Amenities	Deck, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 6  
Zoning Zone 81

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Listing information last updated on April 3rd, 2025 at 7:47am MDT