\$463,500 - 702 Southfork Drive, Leduc

MLS® #E4422654

\$463,500

3 Bedroom, 2.50 Bathroom, 1,523 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Introducing the "SASHA― by master builder, HOMES BY AVI. Exceptional 2 storey home in the heart of Southfork Leduc with upscale, functional design that is perfect location for your growing family! Great schools, parks & all amenities just a hop away! This charming, BRAND NEW, 2 storey home w/front porch boasts SEPARATE SIDE ENTRANCE, 3 bedrooms, 2.5 baths, pocket office, upper-level loft style family room & laundry closet. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area, deluxe kitchen w/center island, appliance allowance, chimney hood fan & built-in microwave. Private owners suite w/luxurious 3-pc ensuite showcases upgraded shower & WIC. 2 spacious junior rooms & 4pc bath. Numerous upgrades throughout including, quartz countertops, upgraded lighting/fixtures, luxury vinyl plank flooring, plush carpet upper level, 9' ceiling height in basement, HRV System. Full landscaping, back 10x10 deck & detached double garage...CHECK! Your new home awaits.







Built in 2025

Essential Information

MLS® # E4422654 Price \$463,500 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,523

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 702 Southfork Drive

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 0X1

Amenities

Amenities Ceiling 9 ft., Deck, Detectors Smoke, 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, Oven-Microwave, 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, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed February 24th, 2025

Days on Market 253

Zoning Zone 81

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Listing information last updated on November 3rd, 2025 at 9:02pm MST