

## \$519,901 - 313 Southwick Boulevard, Leduc

---

MLS® #E4438772

**\$519,901**

4 Bedroom, 3.50 Bathroom, 1,973 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Nestled in the heart of Leduc's most family-friendly community, this charming 2006 2-storey home in Southfork offers the perfect blend of comfort, convenience, and connection. This turnkey property offers an unparalleled living experience, starting with its inviting outdoor space. Picture summer evenings spent on your oversized deck, surrounded by a beautifully treed yard – your private sanctuary for relaxation and entertaining. Step inside and be captivated by the open-concept main floor, where 9-foot ceilings and gleaming hardwood floors create an expansive, light-filled atmosphere. A cozy fireplace adds warmth and charm, making it the perfect gathering spot for family and friends. But the appeal doesn't stop there. The huge basement is a true game-changer! It's already equipped with a comfortable bedroom, a full bathroom, and a convenient kitchenette. Plus, with a large family room. This home has all the must



Built in 2006

### Essential Information

MLS® #	E4438772
Price	\$519,901
Bedrooms	4
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,973
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	313 Southwick Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E8

### Amenities

Amenities	Deck, Detectors Smoke, Ho Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, G Microwave Hood Fan, Sto Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Tile Surr
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

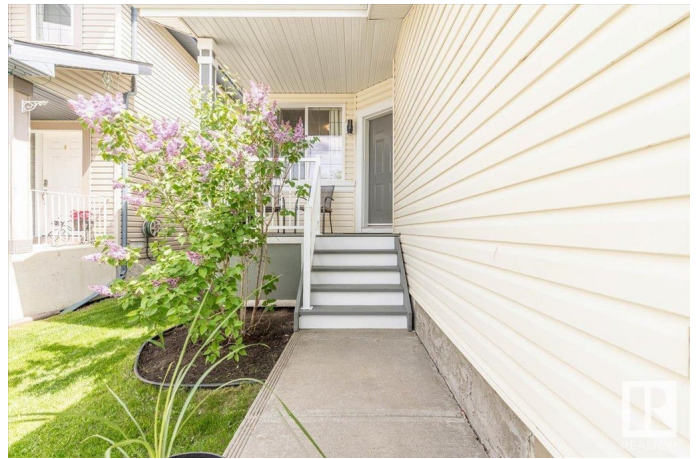
Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back



	Lane, Playground Nearby, Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	63
Zoning	Zone 81



estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on July 29th, 2025 at 3:32am MDT