

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

MLS® #E4428097

### \$450,000

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

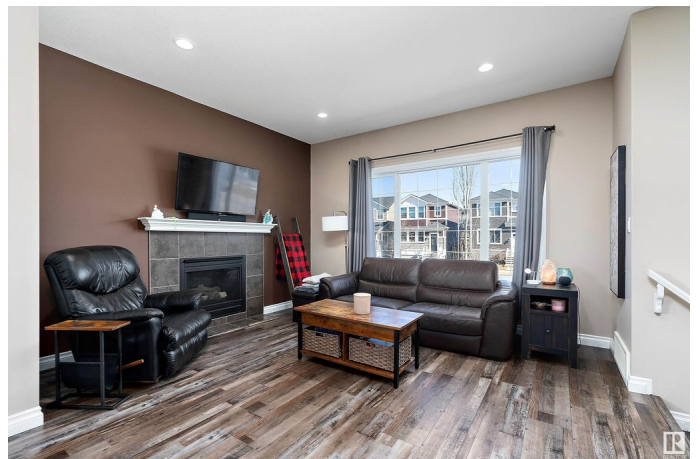
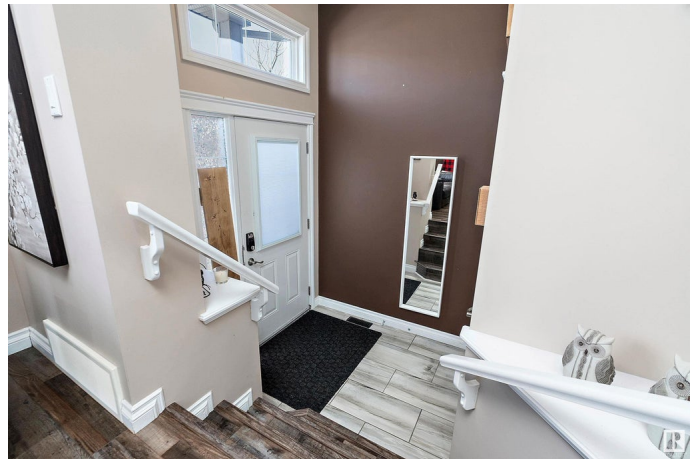
Southfork, Leduc, AB

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. Don'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 7  
Zoning Zone 81

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Listing information last updated on April 3rd, 2025 at 10:32pm MDT