

## **\$479,900 - 714 Southfork Drive, Leduc**

MLS® #E4429620

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,613 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

The Opus 18 by Jayman BUILT is an amazing new home in the vibrant family community of Southfork. Walk to Father Leduc K-9 school and enjoy the parks and green spaces! This home offers Jayman's exclusive Core Performance features including SOLAR panels, triple pane windows, tankless hot water system, high efficiency furnace and HRV and SMART HOME technology. The Opus offers a very open main floor with 9' ceilings and luxury vinyl plank flooring. The kitchen is a perfect design with island, quartz counter tops and stainless steel appliances are included. Great room and dining area flow together for flexible use of space. The second floor offers a bonus private family room; large primary suite with walk-in closet and full ensuite bath. There are two more good sized bedrooms and a second full bath PLUS the laundry is located on this level! Front landscaping and powered parking pad are included PLUS there is a side entrance!



Built in 2025

### **Essential Information**

MLS® #	E4429620
Price	\$479,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,613
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	714 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E9

### **Amenities**

Amenities	Ceiling 9 ft., Hot Water Tankless
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Partially Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed April 5th, 2025

Days on Market 16

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real 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 April 21st, 2025 at 11:32am MDT