

## \$429,900 - 260 Southwick Way, Leduc

MLS® #E4436877

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,479 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

BRAND NEW SHINGLES! LUXURY VINYL FLOORING! DOUBLE DETACHED GARAGE! TONS OF NATURAL LIGHT! NEXT TO A PLAYGROUND! This 1479 sq ft 3 bed, 2.5 bath open concept gem in Southfork is tastefully updated; ample space for your growing family on a budget. WINDOWS GALORE throughout the main floor, with large dining & living space, gas fireplace, and generous kitchen w/island and pantry; newer stove! Luxury flooring all installed professionally. Upstairs brings a HUGE master bedroom w/ 4 pce ensuite & w-in closet. PLENTY of space for your KING BED! Two more good-sized bedrooms for kids, office space, linen closet, and 4 pce bath. Newer double detached garage, patio pavers, sod; fenced & ready to enjoy your favourite wine with friends this summer! The basement is a large footprint for future 4th bed, rec room, and 4 pce bath. Steps away from a playground and walking to distance to Father Leduc School, location is superb. Call Southfork home today!

Built in 2006

### Essential Information

MLS® # E4436877

Price \$429,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,479                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 260 Southwick Way |
| Area        | Leduc             |
| Subdivision | Southfork         |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 0E7           |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                             |
|------------|-----------------------------|
| Elementary | Father Leduc                |
| Middle     | Father Leduc                |
| High       | Leduc Composite High School |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 81        |

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Listing information last updated on June 17th, 2025 at 1:32am MDT