

\$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!

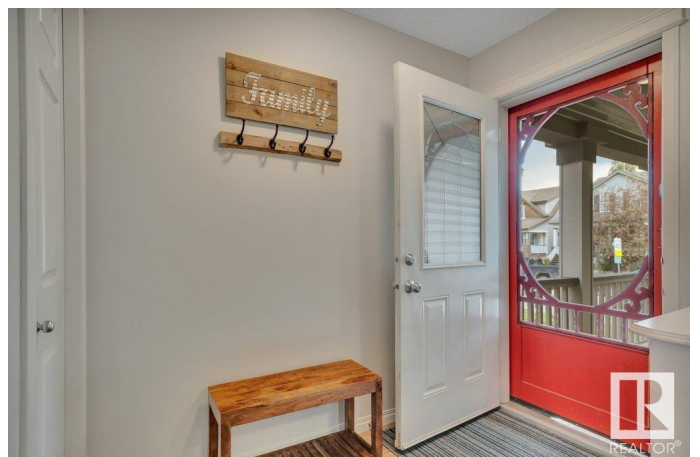
Built in 2006

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 Schoo |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 51 |
| Zoning | Zone 81 |

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Listing information last updated on July 6th, 2025 at 1:47pm MDT