

## \$515,000 - 237 Sheppard Circle, Leduc

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MLS® #E4451318

**\$515,000**

4 Bedroom, 3.50 Bathroom, 2,235 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

GREAT VALUE! FULLY FINISHED BASEMENT! LARGE DECK! REAR LANE ACCESS! This 2235 sq ft 4 bed, 3.5 bath Homes By Avi built home in Southfork provides a functional plan with space to grow! Newer grey paint, 9 ft ceiling, granite countertops, hardwood & tile floors...the list goes on! Main floor boasts a large den, chef's kitchen w/walk through pantry, large dining room, and open living room w/ gas fireplace! Attached patio door to big deck; a great option for summer BBQs! 2 pce bath, large mud room and attached garage door entry complete the space. Upstairs brings a great sized bonus room, primary bed w/ ensuite; 2 BIG kids bedrooms, and upstairs laundry...truly awesome layout! Basement is fully finished; large 4th bedroom, rec room, 3 pce bath, & storage! Yard is fully fenced, and with rear lane access, add a gate for your trailer or RV storage! Terrific neighbourhood; best priced 2 story in Leduc, get it before it's gone!



Built in 2012

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451318  |
| Price     | \$515,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,235                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 237 Sheppard Circle |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 0T6             |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Attached                              |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                          |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                   |

**Additional Information**

Date Listed            August 5th, 2025  
Days on Market       77  
Zoning                 Zone 81

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