Courtesy Of Bryce A Young Of Maxwell Heritage Realty

$459,000 - 128 Southfork Drive, Leduc

MLS® #E4458142

$459,000
3 Bedroom, 2.50 Bathroom, 1,634 sqft
Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork, Leduc! A 2-storey home perfectly situated on a quiet cul-de-sac, offering peace & privacy in one of Leducâ€™s most desirable communities. Close to shopping, recreation, entertainment, Father Leduc Catholic School & all of Leducâ€™s amenities. Perfect for a young family, empty nesters or as an investment. This 2-storey home offers over 1,600 SQFT of living space. Featuring 3 bedrooms, 3 bathrooms, attached double garage, & an expansive yard offering endless possibilities for outdoor activities, gardening, or creating your own personal oasis. Perfect for entertaining with family or friends! Inside you'll find a well-designed main floor, open concept kitchen, dining area, living room, main floor laundry & a 2-piece bathroom. Upstairs is 3 upper bedrooms, 4-pc main bathroom plus a 4-pc ensuite. Outside, enjoy the huge yardâ€”perfect for kids, pets, & outdoor gatheringsâ€”with the bonus of RV parking access. In the unfinished basement you have endless potential to create additional living space.

Built in 2007

Essential Information

MLS® #	E4458142
Price	$459,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,634
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	128 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E9

Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, R.V. Storage, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 17th, 2025
Days on Market	23
Zoning	Zone 81

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