

## \$395,000 - 475 Sheppard Boulevard, Leduc

MLS® #E4442966

**\$395,000**

2 Bedroom, 2.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

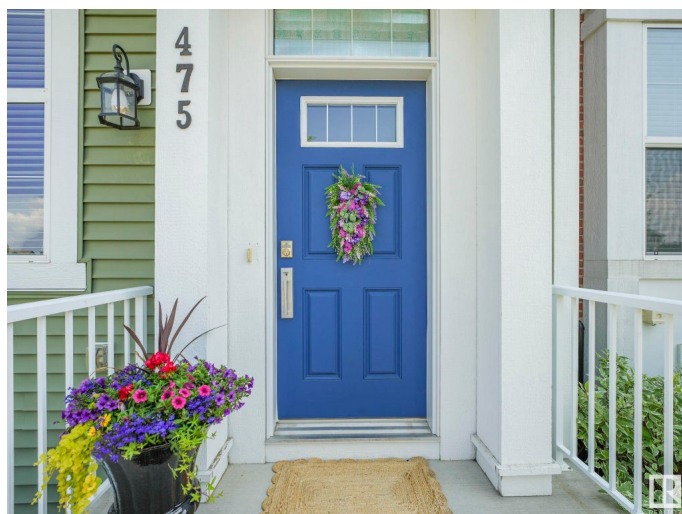
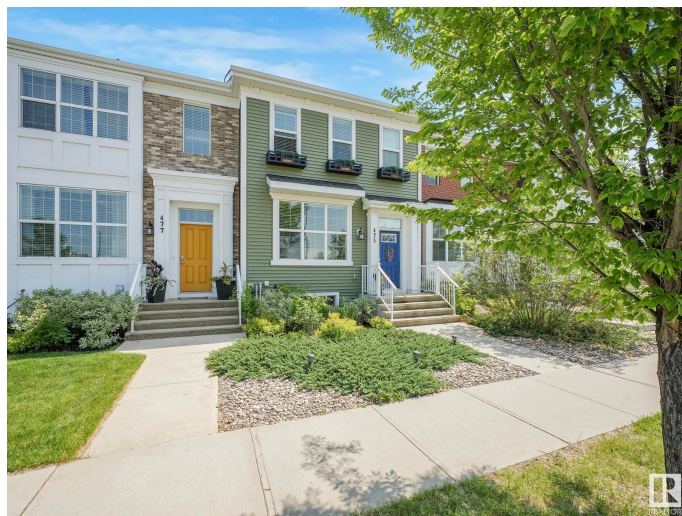
Southfork, Leduc, AB

Overlooking a picturesque pond with fountains, this beautifully designed townhome in Southfork offers serene views and NO condo fees! Inside, discover TWO full primary bedrooms—each with a walk-in closet and private 4-piece ensuite—perfect for shared living or hosting guests. A cozy upper-level nook creates the ideal home office or study space. The open-concept main floor features a bright living room, spacious kitchen with island and stainless steel appliances, and a dining area, plus a convenient half bath near the rear entry. The basement is unfinished, offering future potential, and includes a laundry area. Step outside to a charming, landscaped backyard (little lawn mower included!) with a concrete patio perfect for soaking up the sun. A good-sized double detached garage sits at the rear of the property. With thoughtful design, peaceful pond views, and a growing community atmosphere, this Southfork home offers exceptional value and lifestyle.

Built in 2013

### Essential Information

MLS® #	E4442966
Price	\$395,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	475 Sheppard Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T3

### Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	3
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby,

	View Lake
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	1
Zoning	Zone 81

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Listing information last updated on June 19th, 2025 at 6:02pm MDT