

\$325,000 - 237 Southfork Drive, Leduc

MLS® #E4461044

\$325,000

3 Bedroom, 2.50 Bathroom, 1,404 sqft
Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome home to Southforkâ€™Leducâ€™™s most desirable, family-focused community where comfort, connection, and convenience come together. Surrounded by lush parks, scenic trails, top-rated schools, and nearby shopping, this vibrant neighborhood captures the best of living in Leduc with easy access to the QE2, Nisku and the airport. Step inside the main living area where rich flooring, large windows, and an open-concept designÂ create a bright, inviting space. The modern kitchen impresses with S/SÂ appliances, quartz-covered island, and a spacious dining areaâ€perfect for family gatherings or entertaining friends. Upstairs, enjoy 3 large bedrooms, including a serene primary retreat with a 4-piece ensuite and lots of closet space. The unfinished basement awaits your creative touch. A sunny south-facing backyard, two rear parking stalls, and no HOA feesÂ make this home a true standout. Good for investment, or first time homeowners.

Built in 2015

Essential Information

MLS® #	E4461044
Price	\$325,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	237 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E9

Amenities

Amenities	On Street Parking
Parking	2 Outdoor Stalls

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave 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	Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 6th, 2025
Days on Market	35
Zoning	Zone 81

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