# **\$463,500 - 702 Southfork Drive, Leduc**

MLS® #E4422654

### \$463,500

3 Bedroom, 2.50 Bathroom, 1,523 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Introducing the "SASHA― by master builder, HOMES BY AVI. Exceptional 2 storey home in the heart of Southfork Leduc with upscale, functional design that is perfect location for your growing family! Great schools, parks & all amenities just a hop away! This charming, BRAND NEW, 2 storey home w/front porch boasts SEPARATE SIDE ENTRANCE, 3 bedrooms, 2.5 baths, pocket office, upper-level loft style family room & laundry closet. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area, deluxe kitchen w/center island, appliance allowance, chimney hood fan & built-in microwave. Private owners suite w/luxurious 3-pc ensuite showcases upgraded shower & WIC. 2 spacious junior rooms & 4pc bath. Numerous upgrades throughout including, quartz countertops, upgraded lighting/fixtures, luxury vinyl plank flooring, plush carpet upper level, 9' ceiling height in basement, HRV System. Full landscaping, back 10x10 deck & detached double garage...CHECK! Your new home awaits.







Built in 2025

## **Essential Information**

MLS® # E4422654 Price \$463,500 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,523

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 702 Southfork Drive

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 0X1

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Electric,

No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement

Ceiling

Parking Spaces 4

Parking Double Garage Detached, Rear Drive Access

## Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Builder

**Appliance Credit** 

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed February 24th, 2025

Days on Market 233

Zoning Zone 81

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