

## \$374,900 - 441 Sheppard Boulevard, Leduc

MLS® #E4442632

**\$374,900**

3 Bedroom, 2.50 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

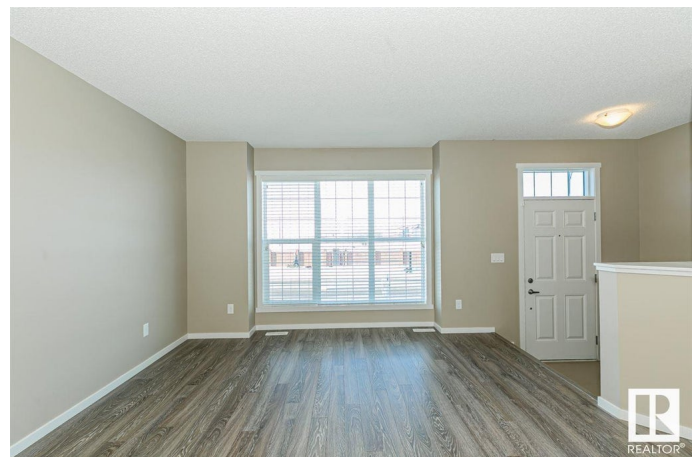
NO CONDO FEES! This Homes by Avi built townhome is the perfect blend of style, space & convenience! Step inside to an open concept floorplan filled w/ natural light, 9'™ ceilings, & easy-care laminate flooring throughout the main level. The spacious living room flows into a beautifully designed kitchen w/ dark, rich cabinetry, blk appliances, & a central island—perfect for entertaining. A dining area (w/ room for coffee bar) & 2pc bath complete the main floor. Upstairs you'll find 3 generous bedrooms, including a bright primary suite w/ a 4pc ensuite, plus another 4pc main bath for the family. The basement has laundry, & rough-in for future bathroom, ready for your personal vision. Enjoy a private, landscaped yard w/ a cement patio & an oversized (20x22) detached garage! Walk to nearby school, green spaces, parks, trails, and pond. Just minutes from Leduc's many amenities & offering an easy commute to Edmonton, the Airport & more—this is the one you've been waiting for! (Shown vacant).

Built in 2013

### Essential Information

MLS® # E4442632

Price \$374,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	441 Sheppard Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y3

### Amenities

Amenities	Ceiling 9 ft., Patio, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
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, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	1
Zoning	Zone 81

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Listing information last updated on June 17th, 2025 at 4:17am MDT