

\$489,900 - 225 Southfork Drive, Leduc

MLS® #E4455282

\$489,900

3 Bedroom, 2.50 Bathroom, 1,447 sqft

Single Family on 0.00 Acres

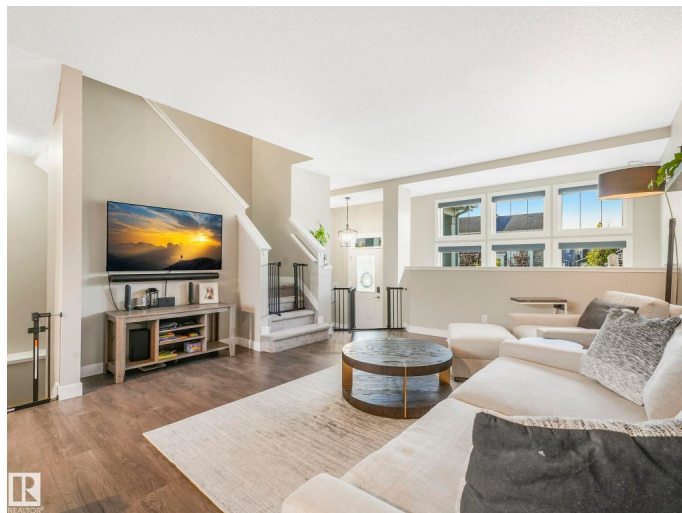
Southfork, Leduc, AB

Welcome to this well-designed 1,450 sq ft Jayman-built 2-storey in Southforkâ€™complete with a brand new 21.5â€™x21â€™ double garage. Full of thoughtful touches and move-in ready comfort, this home features durable laminate flooring, a spacious dining area, and a stylish kitchen with island, pantry, and newer stainless steel appliances. A standout feature: the great room is open to the finished basement below, allowing light to flow between levels. Upstairs offers 3 generous bedrooms, including a large primary suite with walk-in closet and 4pc ensuite. The finished basement adds a bright, inviting family room. Enjoy central air conditioning, hot water on demand and remote-controlled blinds throughout. Fully landscaped, fenced, and located steps from schools, parks, and green space. A perfect blend of practicality and distinctive designâ€™this home is a must-see!

Built in 2017

Essential Information

| | |
|------------|-----------|
| MLS® # | E4455282 |
| Price | \$489,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 1,447 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 225 Southfork Drive |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1G3 |

Amenities

| | |
|----------------|--|
| Amenities | Closet Organizers, Hot Water Tankless, No Smoking Home |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed August 29th, 2025

Zoning Zone 81

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Listing information last updated on August 29th, 2025 at 5:47pm MDT