

# \$519,901 - 313 Southwick Boulevard, Leduc

MLS® #E4438772

**\$519,901**

4 Bedroom, 3.50 Bathroom, 1,973 sqft  
Single Family on 0.00 Acres

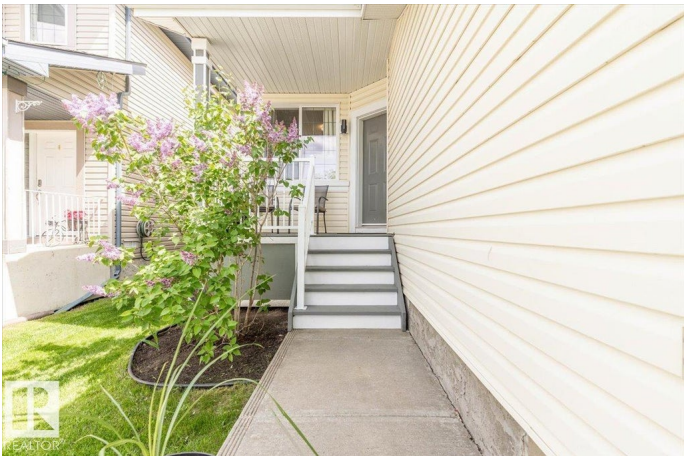
Southfork, Leduc, AB

Welcome to this move-in ready 2-storey in Southfork, where comfort meets convenience. The grand foyer with 20 ft vaulted ceilings opens to a bright, open-concept main floor with 9 ft ceilings, hardwood floors, and a cozy fireplace. Upstairs youâ€™ll find 3 generous bedrooms, including a primary suite, plus 2 full bathrooms. Unlike many newer builds, this home offers a fully finished basement with an additional bedroom, full bath, kitchenette, and spacious family room â€“ perfect for family or guests. Outside, enjoy a private yard already landscaped with 30 ft trees, full fencing, and an oversized deck. With 4 bathrooms in total and every detail complete, this home is truly turnkey in one of Leducâ€™s most family-friendly communities.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438772  |
| Price          | \$519,901 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,973     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 313 Southwick Boulevard |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0E8                 |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Hot Water Instant, Hot Water Tankless, No Smoking Home |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Glass Door, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            May 27th, 2025  
Days on Market      98  
Zoning                Zone 81

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