## \$525,000 - 170 Sheppard Circle, Leduc

MLS® #E4439151

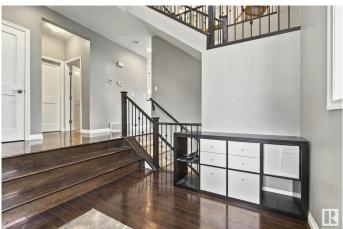
## \$525,000

3 Bedroom, 2.50 Bathroom, 2,186 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this lovely 2-storey home in the desirable community of Southfork, perfectly situated on a corner lot backing onto beautiful McKinley Park. The spacious main floor features a grand open-to-above entryway, a chef's kitchen with an island, raised eat-at bar, walk-through pantry, and ample counter spaceâ€"ideal for entertaining and daily living. Upstairs, you'II find a large bonus room, two generous bedrooms, and a main bathroom with dual sinks. The primary suite offers two walk-in closets and a luxurious ensuite with dual sinks, a soaker tub, and separate shower. The basement is framed and partially finished, ready for your personal touch, and includes a large storage room area and bathroom rough in. Step outside to enjoy the lovely deck overlooking the parkâ€"perfect for summer evenings. This home combines space, style, and locationâ€"don't miss it!







Built in 2012

## **Essential Information**

MLS® #	E4439151
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	2,186	
Acres	0.00	
Year Built	2012	
Туре	Single Family	
Sub-Type	Detached Single Family	
Style	2 Storey	
Status	Active	
Community Information		
Address	170 Sheppard Circle	
Area	Leduc	
Subdivision	Southfork	
City	Leduc	
County	ALBERTA	
Province	AB	
Postal Code	T9E 0T4	
Amenities		
Amenities	Deck, No Smoking Home, Vinyl Windows	
Parking	Double Garage Attached	
Interior		
Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings	
Heating	Forced Air-1, Natural Gas	
Fireplace	Yes	
Fireplaces	Wall Mount	
Stories	2	
Has Basement	Yes	
Basement	Full, Partially Finished	
Exterior		
Exterior	Wood, Vinyl	
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Playground Nearby,	
	Schools, Shopping Nearby	
Roof	Asphalt Shingles	
Construction	Wood, Vinyl	
Foundation	Concrete Perimeter	

## **Additional Information**

Date ListedMay 29th, 2025Days on Market96ZoningZone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 2nd, 2025 at 3:32am MDT