

## \$499,500 - 316 Southwick Boulevard, Leduc

MLS® #E4456681

**\$499,500**

4 Bedroom, 3.50 Bathroom, 1,655 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Beautiful 2 storey home on a quiet street in the Southfork area offering nearly 3200 sq ft of fully developed living space. This 4 bdrm, 3.5 bath home features an open concept main floor with a welcoming kitchen, dining area & living room with large windows & cozy gas fireplace. The kitchen boasts newer granite counters, walk-in pantry & ample cabinetry. Dining area opens to a sunny south yard. Upstairs you'll find a large bonus room with vaulted ceilings, perfect for gaming, movies or relaxing. The primary suite overlooks the backyard & includes a WIC, full ensuite, plus 2 more bdrms complete the level. The finished basement has new carpet, 4th bdrm, newer 3 pc bath, spacious gym & laundry. The yard is ideal for entertaining with composite deck, newer shed, full fencing & sunny south exposure. Double attached garage & long driveway for extra parking. Updates include newer roof, garage door & fresh paint. Steps to playground and kilometres of adjoining trails. Short walking distance to elementary school!

Built in 2007

### Essential Information

MLS® # E4456681

Price \$499,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,655                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 316 Southwick Boulevard |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0E8                 |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Closet Organizers, Deck, Exercise Room, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                         |
| Parking        | Double Garage Attached, Front Drive Access                                                |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Stories           | 3                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Finished                                                                                     |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Playground Nearby, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 81             |

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Listing information last updated on September 18th, 2025 at 9:31am MDT