

\$435,000 - 253 Southwick Way, Leduc

MLS® #E4436095

\$435,000

3 Bedroom, 2.50 Bathroom, 1,295 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to the community of Southfork, a highly sought-after neighbourhood that offers the perfect blend of comfort + convenience. Here, you will discover a delightful two-storey home that is ideal for first-time home buyers. With its thoughtful design + spacious layout, this home is ready for you to create cherished memories. Step into a large foyer, providing plenty of space to greet your guests. Whether you're hosting a family gathering or a friendly get-together, this welcoming area sets the perfect tone for your home. The home features an open concept design that seamlessly integrates the living, dining, + kitchen areas. This layout encourages easy flow + interaction, making it perfect for entertaining or enjoying quality time with loved ones. The powder room + laundry are conveniently located near the back door for easy access. 3 bdrm 2 + half bath on the upper level + partially finished basement. Dbl detached garage. Discover the perfect blend of style, functionality, comfort in this charming home.

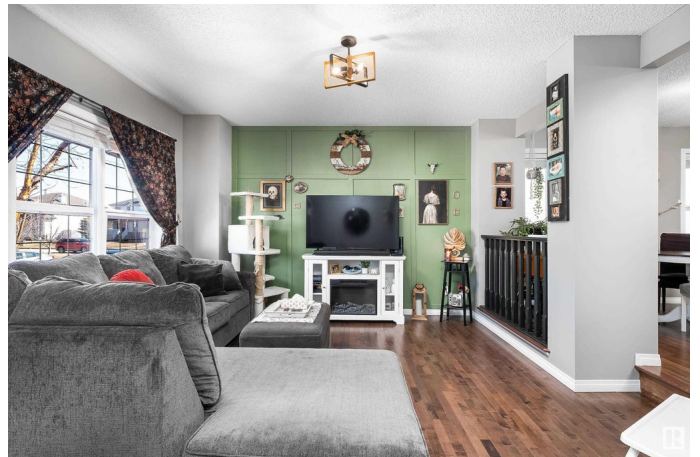
Built in 2007

Essential Information

MLS® # E4436095

Price \$435,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,295
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	253 Southwick Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0G1

Amenities

Amenities	Deck, No Smoking Home
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 13th, 2025
Days on Market	30
Zoning	Zone 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 June 13th, 2025 at 3:47am MDT