

## \$478,500 - 702 Southfork Drive, Leduc

MLS® #E4422654

**\$478,500**

3 Bedroom, 2.50 Bathroom, 1,532 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Introducing the "SASHA" by master builder, HOMES BY AVI. Exceptional 2 storey home in the heart of Southfork Leduc with upscale, functional design that is perfect location for your growing family! Great schools, parks & all amenities just a hop away! This charming, BRAND NEW, 2 storey home w/front porch boasts SEPARATE SIDE ENTRANCE, 3 bedrooms, 2.5 baths, pocket office, upper-level loft style family room & laundry closet. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area, deluxe kitchen w/center island, appliance allowance, chimney hood fan & built-in microwave. Private owners suite w/luxurious 3-pc ensuite showcases upgraded shower & WIC. 2 spacious junior rooms & 4pc bath. Numerous upgrades throughout including, quartz countertops, upgraded lighting/fixtures, luxury vinyl plank flooring, plush carpet upper level, 9' ceiling height in basement, HRV System. Full landscaping, back 10x10 deck & detached double garage...CHECK! Your new home awaits.



Built in 2025

### Essential Information

MLS® # E4422654

Price \$478,500

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,532
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	702 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Detached, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 24th, 2025
Days on Market	193
Zoning	Zone 81

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