

\$454,900 - 306 Southwick Boulevard, Leduc

MLS® #E4442597

\$454,900

2 Bedroom, 1.50 Bathroom, 1,116 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Meticulously cared for! This charming 1116 Sqft 2-bdrm bungalow is nestled in the heart of Southfork. From the moment you step inside, you'll love the bright & airy feel created by vaulted ceilings, lrg windows, & light hardwood flrs. The living room features a corner gas FP, perfect for quiet evenings at home. The kitchen offers a functional layout w/ island, corner pantry, & white appliances, while the dining area leads to a lrg deck overlooking the fully fenced & landscaped backyard—ideal for entertaining or relaxing outdoors. The spacious primary suite includes a 4 pc ensuite & the 2nd bdrm works beautifully as a guest room, home office, or den. A handy 2 pc bath completes the main level. Downstairs, the unfinished basement w/ lrg windows & roughed-in plumbing offers endless potential to make it your own, while the att dbl garage provides parking & extra storage. Located on a vibrant street w/ playgrounds, plenty of paths, & a school nearby. Easy access to shopping, golf, airport, and more!

Built in 2007

Essential Information

MLS® # E4442597

Price \$454,900

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,116 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 306 Southwick Boulevard |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0E8 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner, Mantel, Tile Surround |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Back |

Lane, Playground Nearby, Public Transportation, Schools, Shopping
Nearby, See Remarks

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 16th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 81 |

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