

# \$499,500 - 724 Southfork Drive, Leduc

MLS® #E4443673

**\$499,500**

3 Bedroom, 2.50 Bathroom, 1,642 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

BRAND-NEW | HOME-2-LOVE. Homes by Avi welcomes you to Southfork Leduc. Perfect home, perfect location for your growing family with Father Leduc School just steps away. This home has everything you need to live comfortably. Quaint front porch, detached dble garage, 3 bedrooms, 2.5 bathrooms, upper-level laundry room & great front flex room ideal for kidsâ€™™ playroom or your work-from-home office. Luxury finishes throughout including quartz countertops, luxury ensuite, upscale vinyl plank/tile flooring, 9â€™™ ceiling height main/basement, HRV system PLUS, current promo INCLUDES SEPERATE SIDE ENTRANCE, BACK DECK, FULL LANDSCAPING, BLINDS PACKAGE & ROBUST APPLIANCE ALLOWANCE. This incredible home will not last long. Check it out before it's SOLD!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443673  |
| Price          | \$499,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,642     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 724 Southfork Drive |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 1N8             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, 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, See Remarks, 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, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | K-8 Father Leduc |
| Middle     | K-8 Father Leduc |
| High       | Leduc Composite  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 81         |

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Listing information last updated on July 20th, 2025 at 10:47pm MDT