

\$575,000 - 1 Southfork Close, Leduc

MLS® #E4462310

\$575,000

5 Bedroom, 3.50 Bathroom, 2,022 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Legal suited basement in the heart of Southfork! Beautiful 2-storey home with an open concept floor-plan, 9-foot ceilings, fenced yard, and plenty of extra parking! The main floor features a well-appointed kitchen with an island, a corner pantry, stone countertops, and white cabinetry. The spacious living room has a feature wall and a cozy gas fireplace. Upstairs has 4 bedrooms, including the primary with a gorgeous ensuite, and a large walk-in closet. The 4th bedroom was converted from the bonus room and has soundproofing, a door, and 13-foot vaulted ceilings. Don't need a 4th bedroom upstairs? No problem, use this room as your home theatre. The basement features a 1-bedroom legal suite with a kitchen, 3-piece bathroom, living room, and ample storage space. Fully fenced yard, large deck, and all located in a cul-de-sac. This home is perfect for the savvy investor, or someone who could use a mortgage helper. Southfork has many km's of walking trails, multiple parks, and a K-8 Catholic school.

Built in 2008

Essential Information

MLS® # E4462310

Price \$575,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,022
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1 Southfork Close
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0P3

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Caledonia/Father Leduc
Middle	Leduc Junior High/Father L
High	Leduc Composite/CTK

Additional Information

Date Listed	October 16th, 2025
Days on Market	20
Zoning	Zone 81

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Listing information last updated on November 5th, 2025 at 7:18pm MST