

\$429,900 - 260 Southwick Way, Leduc

MLS® #E4436877

\$429,900

3 Bedroom, 2.50 Bathroom, 1,479 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

BRAND NEW SHINGLES! LUXURY VINYL FLOORING! DOUBLE DETACHED GARAGE! TONS OF NATURAL LIGHT! NEXT TO A PLAYGROUND! This 1479 sq ft 3 bed, 2.5 bath open concept gem in Southfork is tastefully updated; ample space for your growing family on a budget. WINDOWS GALORE throughout the main floor, with large dining & living space, gas fireplace, and generous kitchen w/island and pantry; newer stove! Luxury flooring all installed professionally. Upstairs brings a HUGE master bedroom w/ 4 pce ensuite & w-in closet. PLENTY of space for your KING BED! Two more good-sized bedrooms for kids, office space, linen closet, and 4 pce bath. Newer double detached garage, patio pavers, sod; fenced & ready to enjoy your favourite wine with friends this summer! The basement is a large footprint for future 4th bed, rec room, and 4 pce bath. Steps away from a playground and walking to distance to Father Leduc School, location is superb. Call Southfork home today!

Built in 2006

Essential Information

MLS® # E4436877

Price \$429,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,479
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	260 Southwick Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E7

Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas, Vinyl Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Father Leduc
Middle	Father Leduc
High	Leduc Composite High School

Additional Information

Date Listed	May 16th, 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 15th, 2025 at 11:47am MDT