

## **\$459,900 - 716 Southfork Drive, Leduc**

MLS® #E4429707

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,495 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Stunning Jayman BUILT 'Erica' model in Southfork- Leduc's premiere new home community. Offers Jayman's Core Performance features with triple pane windows, SOLAR panels, tankless hot water system, SMART HOME technology, HRV and high efficiency furnace. You can save money on the high cost of energy! Gorgeous main floor with luxury vinyl plank flooring & 9' ceilings; open great room design with center kitchen that features included stainless steel appliances, pantry, island and quartz counter tops. A convenient half bath for your guests is on this level. The second floor offers a large owners suite with walk-in closet and full ensuite bath; two more bedrooms and a second full bath. There is also a stacking laundry closet and a double sized linen closet on this level. This exceptional home includes front landscaping, a powered parking pad PLUS a side entrance!



Built in 2025

### **Essential Information**

MLS® #	E4429707
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,495
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	716 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E9

### **Amenities**

Amenities	Ceiling 9 ft., Hot Water Tankless
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary            Father Leduc K-9

**Additional Information**

Date Listed            April 7th, 2025

Days on Market      15

Zoning                Zone 81

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