

## \$489,997 - 303 Southwick Boulevard, Leduc

MLS® #E4445292

**\$489,997**

3 Bedroom, 2.50 Bathroom, 1,639 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this stunning, family-friendly home in the heart of Southfork – a property that combines style, functionality, and location! Step inside to find luxury laminate flooring flowing seamlessly through the sunken bonus room, bedrooms, and main living areas. The kitchen and dining room feature rich ceramic tile flooring, providing both elegance and durability. A beautiful gas fireplace adds warmth and charm to the spacious living room, for everyday living and entertaining. The two-tiered deck overlooks a beautifully landscaped backyard, bursting with vibrant flowers and offering a peaceful oasis for relaxing or hosting summer gatherings. Storage is no issue with a double garage complete with overhead storage racks, and a spacious basement that offers even more room for your growing family’s needs. Located just steps from a playground and scenic walking paths around the nearby lake, and only a few blocks from a K-9 school, this exceptional property is perfectly situated for family life.

Built in 2007

### Essential Information

MLS® # E4445292

Price \$489,997



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,639
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	303 Southwick Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E8

### Amenities

Amenities	Deck, Gazebo, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter, Slab

### **School Information**

Elementary	Father Leduc
Middle	Father Leduc

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	1
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 July 3rd, 2025 at 8:17am MDT