

## \$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 | 4              |
| Zoning         | Zone 81        |

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Listing information last updated on July 6th, 2025 at 12:32am MDT