

## **\$419,000 - 465 Sheppard Boulevard, Leduc**

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MLS® #E4430141

**\$419,000**

3 Bedroom, 2.50 Bathroom, 1,451 sqft

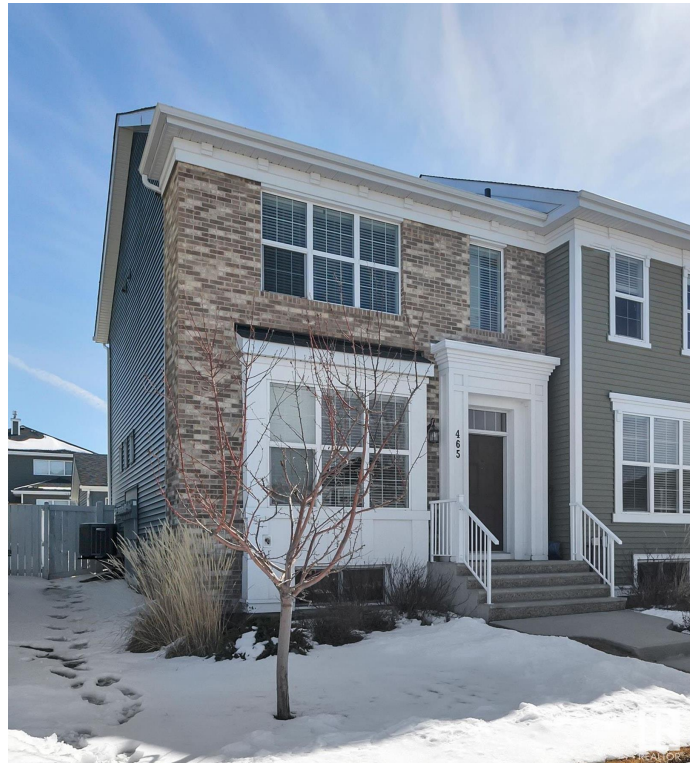
Single Family on 0.00 Acres

Southfork, Leduc, AB

END UNIT with no condo fees and AC!

Experience the perfect blend of comfort in this inviting home. Step inside to discover a delightful open floor concept that features a fabulous U-shaped kitchen, complete with sleek stainless steel appliances. The adjoining dining room is bathed in natural light, ensuring every meal is served with a side of sunshine.

Upstairs, comfort meets style in the three generously sized bedrooms; the master suite offers not only serene views over the nearby pond but also boasts a walk-in closet and an elegant 4-piece ensuite featuring a chic vessel sink. The lower level has a family/game room, an ideal space for fun and relaxation. A handy mudroom leading out to the patio and double garage. Outdoors, the property is fenced and landscaped, complete with a gas line for your BBQ gatherings. Situated in the vibrant Southfork community, with parks, schools, and easy highway access. A low maintenance lifestyle awaits – welcome to your new beginning.



Built in 2013

### **Essential Information**

MLS® #                      E4430141

Price                        \$419,000

Bedrooms                3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,451
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	465 Sheppard Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T3

### Amenities

Amenities	Air Conditioner, Patio, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Schools, View Lake
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Father Leduc Catholic

Middle                              Father Leduc Catholic

**Additional Information**

Date Listed                      April 10th, 2025

Days on Market                10

Zoning                              Zone 81



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