

## \$399,900 - 243 Southwick Way, Leduc

MLS® #E4451533

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,303 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Beat the summer heat without breaking the bank in desirable Southfork! This affordable home offers CENTRAL A/C, over 1300 sq ft of living space, 3 beds, 2.5 baths, main floor laundry & a sunken living rm with 9' ceilings! This bright & airy home has been recently updated with BRAND NEW CARPETS upstairs and FRESHLY PAINTED walls, doors & trim! Entertaining is a breeze in this open concept layout, featuring well-sized rooms and an ISLAND KITCHEN! Upstairs you'll find a sprawling primary suite with a WALK-IN CLOSET & 4 pc ensuite, 2 additional bedrooms and the main 4 pc bath. Step outside into the sunny south-facing FULLY FENCED BACKYARD and soak in the sun on a two-tier COMPOSITE DECK (2023) spanning over 330 sq ft with 3 power outlets! Out back you'll find ample off-street parking for multiple vehicles or even your boat or RV! Opportunity awaits for you to build your future garage or develop the unfinished basement. All this and more just steps from playgrounds, schools, shopping & the community garden!

Built in 2007

### Essential Information

MLS® # E4451533

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,303                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 243 Southwick Way |
| Area        | Leduc             |
| Subdivision | Southfork         |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 0G1           |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Deck, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 3                                                                                                  |
| Parking        | Front/Rear Drive Access, No Garage                                                                 |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 2                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                     |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, |

|              |                                       |
|--------------|---------------------------------------|
|              | Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                      |
| Construction | Wood, Vinyl                           |
| Foundation   | Concrete Perimeter                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 81          |

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Listing information last updated on September 14th, 2025 at 1:32am MDT