

Courtesy Of Kimberly Cowan Of Century 21 Masters

## \$585,000 - 100 Sheppard Way, Leduc

MLS® #E4457373

**\$585,000**

4 Bedroom, 3.00 Bathroom, 2,062 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to the vibrant community of Southfork! This beautifully maintained home offers a spacious and functional layout filled with natural light, making every room feel bright and welcoming. Perfect for families and pet lovers alike, the property features a dedicated dog run and two custom-built kennels located conveniently in the oversized tandem triple garage, offering both space and versatility for your vehicles, storage, or hobbies. Inside, you'll find a thoughtfully designed open-concept main floor, ideal for both everyday living and entertaining. Specifically the kitchen with spacious island and gas stove! The large master bedroom is a true retreat, complete with a generous walk-in closet, and a spa-inspired ensuite featuring a deep soaker tub and abundant storage. Step outside into your private backyard oasis featuring a large deck, perfect for summer BBQs and outdoor relaxation. The home backs onto a quiet back lane, offering added privacy and convenience. Steps to schools and walking trails!

Built in 2015

### Essential Information

MLS® # E4457373

Price \$585,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,062
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	100 Sheppard Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Vinyl Windows
Parking	Heated, Tandem, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 11th, 2025
Days on Market	2
Zoning	Zone 81

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Listing information last updated on September 13th, 2025 at 4:32pm MDT