

## \$454,900 - 306 Southwick Boulevard, Leduc

MLS® #E4442597

**\$454,900**

2 Bedroom, 1.50 Bathroom, 1,116 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Meticulously cared for! This charming 1116 Sqft 2-bdrm bungalow is nestled in the heart of Southfork. From the moment you step inside, you'll love the bright & airy feel created by vaulted ceilings, lrg windows, & light hardwood flrs. The living room features a corner gas FP, perfect for quiet evenings at home. The kitchen offers a functional layout w/ island, corner pantry, & white appliances, while the dining area leads to a lrg deck overlooking the fully fenced & landscaped backyard—ideal for entertaining or relaxing outdoors. The spacious primary suite includes a 4 pc ensuite & the 2nd bdrm works beautifully as a guest room, home office, or den. A handy 2 pc bath completes the main level. Downstairs, the unfinished basement w/ lrg windows & roughed-in plumbing offers endless potential to make it your own, while the att dbl garage provides parking & extra storage. Located on a vibrant street w/ playgrounds, plenty of paths, & a school nearby. Easy access to shopping, golf, airport, and more!

Built in 2007

### Essential Information

MLS® # E4442597

Price \$454,900

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,116
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	306 Southwick Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E8

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Back

Lane, Playground Nearby, Public Transportation, Schools, Shopping  
Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed                June 16th, 2025

Zoning                     Zone 81

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