

# \$325,000 - 237 Southfork Drive, Leduc

MLS® #E4461044

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,404 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome home to Southforkâ€™Leducâ€™™s most desirable, family-focused community where comfort, connection, and convenience come together. Surrounded by lush parks, scenic trails, top-rated schools, and nearby shopping, this vibrant neighborhood captures the best of living in Leduc with easy access to the QE2, Nisku and the airport. Step inside the main living area where rich flooring, large windows, and an open-concept designÂ create a bright, inviting space. The modern kitchen impresses with S/SÂ appliances, quartz-covered island, and a spacious dining areaâ€perfect for family gatherings or entertaining friends. Upstairs, enjoy 3 large bedrooms, including a serene primary retreat with a 4-piece ensuite and lots of closet space. The unfinished basement awaits your creative touch. A sunny south-facing backyard, two rear parking stalls, and no HOA feesÂ make this home a true standout. Good for investment, or first time homeowners.

Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461044  |
| Price     | \$325,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,404                |
| Acres          | 0.00                 |
| Year Built     | 2015                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 237 Southfork Drive |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 0E9             |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | On Street Parking |
| Parking   | 2 Outdoor Stalls  |

### 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                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                         |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                  |

**Additional Information**

Date Listed           October 6th, 2025  
Days on Market     29  
Zoning                Zone 81

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Listing information last updated on November 4th, 2025 at 7:47am MST