

# \$459,900 - 716 Southfork Drive, Leduc

MLS® #E4429707

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,495 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

Stunning Jayman BUILT 'Erica' model in Southfork- Leduc's premiere new home community. Offers Jayman's Core Performance features with triple pane windows, SOLAR panels, tankless hot water system, SMART HOME technology, HRV and high efficiency furnace. You can save money on the high cost of energy! Gorgeous main floor with luxury vinyl plank flooring & 9' ceilings; open great room design with center kitchen that features included stainless steel appliances, pantry, island and quartz counter tops. A convenient half bath for your guests is on this level. The second floor offers a large owners suite with walk-in closet and full ensuite bath; two more bedrooms and a second full bath. There is also a stacking laundry closet and a double sized linen closet on this level. This exceptional home includes front landscaping, a powered parking pad PLUS a side entrance!



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429707  |
| Price      | \$459,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,495                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 716 Southfork Drive |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 0E9             |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Ceiling 9 ft., Hot Water Tankless |
| Parking Spaces | 2                                 |
| Parking        | Parking Pad Cement/Paved          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Back Lane, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### School Information

Elementary                  Father Leduc K-9

### **Additional Information**

Date Listed                  April 7th, 2025

Days on Market          26

Zoning                      Zone 81

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Listing information last updated on May 3rd, 2025 at 7:02am MDT