

Courtesy Of Blair Buttar Of Maxwell Heritage Realty

\$419,000 - 465 Sheppard Boulevard, Leduc

MLS® #E4430141

\$419,000

3 Bedroom, 2.50 Bathroom, 1,451 sqft
Single Family on 0.00 Acres

Southfork, Leduc, AB

END UNIT with no condo fees and AC!
Experience the perfect blend of comfort in this inviting home. Step inside to discover a delightful open floor concept that features a fabulous U-shaped kitchen, complete with sleek stainless steel appliances. The adjoining dining room is bathed in natural light, ensuring every meal is served with a side of sunshine. Upstairs, comfort meets style in the three generously sized bedrooms; the master suite offers not only serene views over the nearby pond but also boasts a walk-in closet and an elegant 4-piece ensuite featuring a chic vessel sink. The lower level has a family/game room, an ideal space for fun and relaxation. A handy mudroom leading out to the patio and double garage. Outdoors, the property is fenced and landscaped, complete with a gas line for your BBQ gatherings. Situated in the vibrant Southfork community, with parks, schools, and easy highway access. A low maintenance lifestyle awaits – welcome to your new beginning.

Built in 2013

Essential Information

| | |
|----------|-----------|
| MLS® # | E4430141 |
| Price | \$419,000 |
| Bedrooms | 3 |



| | |
|----------------|----------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,451 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 465 Sheppard Boulevard |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0T3 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Patio, Natural Gas BBQ Hookup |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Schools, View Lake |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Father Leduc Catholic

Middle Father Leduc Catholic

Additional Information

Date Listed April 10th, 2025

Days on Market 10

Zoning Zone 81



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Listing information last updated on April 20th, 2025 at 4:17am MDT