

## \$545,000 - 170 Sheppard Circle, Leduc

MLS® #E4439151

**\$545,000**

3 Bedroom, 2.50 Bathroom, 2,186 sqft

Single Family on 0.00 Acres

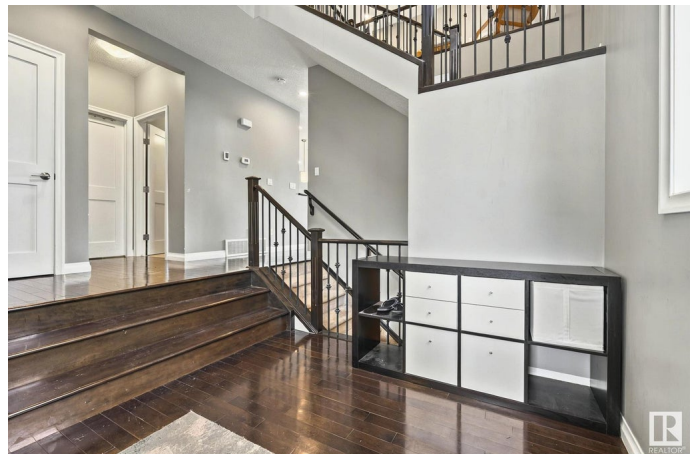
Southfork, Leduc, AB

Welcome to this lovely 2-storey home in the desirable community of Southfork, perfectly situated on a corner lot backing onto beautiful McKinley Park. The spacious main floor features a grand open-to-above entryway, a chef's kitchen with an island, raised eat-at bar, walk-through pantry, and ample counter space—ideal for entertaining and daily living. Upstairs, you'll find a large bonus room, two generous bedrooms, and a main bathroom with dual sinks. The primary suite offers two walk-in closets and a luxurious ensuite with dual sinks, a soaker tub, and separate shower. The basement is framed and partially finished, ready for your personal touch, and includes a large storage room area and bathroom rough in. Step outside to enjoy the lovely deck overlooking the park—perfect for summer evenings. This home combines space, style, and location—don't miss it!

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439151  |
| Price      | \$545,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,186                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 170 Sheppard Circle |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 0T4             |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached               |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            May 29th, 2025  
Days on Market      67  
Zoning                Zone 81

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