\$374,900 - 441 Sheppard Boulevard, Leduc

MLS® #E4442632

\$374,900

3 Bedroom, 2.50 Bathroom, 1,163 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

NO CONDO FEES! This Homes by Avi built townhome is the perfect blend of style, space & convenience! Step inside to an open concept floorplan filled w/ natural light, 9' ceilings, & easy-care laminate flooring throughout the main level. The spacious living room flows into a beautifully designed kitchen w/ dark, rich cabinetry, blk appliances, & a central islandâ€"perfect for entertaining. A dining area (w/ room for coffee bar) & 2pc bath complete the main floor. Upstairs you'II find 3 generous bedrooms, including a bright primary suite w/ a 4pc ensuite, plus another 4pc main bath for the family. The basement has laundry, & rough-in for future bathroom, ready for your personal vision. Enjoy a private, landscaped yard w/ a cement patio & an oversized (20x22) detached garage! Walk to nearby school, green spaces, parks, trails, and pond. Just minutes from Leduc's many amenities & offering an easy commute to Edmonton, the Airport & moreâ€"this is the one you've been waiting for! (Shown vacant).







Built in 2013

Essential Information

MLS® #	E4442632
Price	\$374,900

Bedrooms Bathrooms Full Baths Half Baths Square Footage Acres Year Built Type Sub-Type Style Status	3 2.50 2 1 1,163 0.00 2013 Single Family Residential Attached 2 Storey Active			
Community Information				
Address Area Subdivision City County Province Postal Code	441 Sheppard Boulevard Leduc Southfork Leduc ALBERTA AB T9E 0Y3			
Amenities				
Amenities Parking	Ceiling 9 ft., Patio, Vinyl Windows Double Garage Detached			
Interior				
Interior Features Appliances Heating Stories Has Basement Basement	ensuite bathroom Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer Forced Air-1, Natural Gas 2 Yes Full, Unfinished			
Exterior				
Exterior Exterior Features	Wood, Vinyl Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby			

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date ListedJune 16th, 2025Days on Market1ZoningZone 81

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