

Courtesy Of Francine Allan Of Maxwell Heritage Realty

## **\$594,000 - 253 Sheppard Circle, Leduc**

MLS® #E4444983

**\$594,000**

3 Bedroom, 2.50 Bathroom, 2,290 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Experience Luxury At Every Turn In This 2289 Sq Ft Home. A Grand Foyer Leads To A Living Room Featuring a Charming 2-Way Fireplace, Perfect For Indoor/Outdoor Comfort. The Gourmet Kitchen Is A Chef's Delight, Offering A Massive Island, Built-In Wall Oven, Microwave & Gas Cooktop. Enjoy Beautiful Granite, Soft-Close Cabinetry, Distressed Maple Hardwood & Timeless Backsplash Tiles. The Heated Garage, With Its Impressive 16' X 8' Overhead Door, Opens To A Huge Mudroom, Thoughtfully Designed With An Organization Wall. Upstairs, The Bonus Room Provides Abundant Space For Family Activities. Three Large Bedrooms Include A Primary Suite Thatâ€™s A True Sanctuary. Imagine Soaking In The Oversized Tub, Warmed By A 3-Way Gas Fireplace, Enjoy A Separate Shower, Dual Sinks, Walk In Closet & Private Water Closet. Outside, Discover A Maintenance-Free Fence, Water Feature, Vibrant Annuals & Perennials, An Upper Deck With Pergola & Lower Stone Patio. Your Biggest Decision-Where To Savor Your Morning Coffee!

Built in 2012

### **Essential Information**

MLS® # E4444983

Price \$594,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,290
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	253 Sheppard Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T5

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	5
Zoning	Zone 81

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