

## \$734,900 - 277 Sheppard Circle, Leduc

MLS® #E4432089

**\$734,900**

5 Bedroom, 3.50 Bathroom, 2,651 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

WELCOME TO SOUTHFORK. This stunning custom built AVI home has been turning heads since 2012-and still stands out as a neighborhood favorite! 2650 sq.ft of thoughtfully designed space, this 6 BEDROOM,4 BATHROOM 2 story home is perfect for the growing family 5 bedrooms are conveniently located on the same level-and everyone is spacious enough for queen or king-size bed. Enjoy the luxury of a 5-piece Ensuite with roomy walk in closet, and keep daily life running smoothly with an upper-level laundry room and on demand hot water. The bright, open-concept main floor. .A gourmet kitchen with granite countertops, large eating bar that seats 5,A welcoming foyer and 2 cozy gas fireplaces. Step outside to a rear deck off the dinette, perfect for relaxing evening overlooking the spacious fully fenced backyard. Oversized picture windows flood the home with natural light. Fully developed basement with numerous storage closets complete with shelving, It's just not a house it's a HOME. Come see for yourself.

Built in 2012

### Essential Information

MLS® # E4432089

Price \$734,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,651
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	277 Sheppard Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T5

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Fire Pit, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                April 20th, 2025

Days on Market        9

Zoning                      Zone 81

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