\$679,900 - 81 Sheppard Way, Leduc

MLS® #E4435333

\$679,900

5 Bedroom, 3.50 Bathroom, 2,605 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this immaculate 2,500 sq ft home, located in a desirable Leduc community. This home is ideal for families or those seeking income potential. The upper level features 4 spacious bedrooms plus a large bonus room, and convenient top-floor laundry. The primary suite offers a peaceful retreat, while the additional bedrooms offer versatility. On the main floor, enjoy a bright, open-concept design with large windows, a cozy gas fireplace, a walk-through pantry, and a brand-new fridge in the stylish, well-equipped kitchen. A front den/office offers privacy and convenience for working from home. Key features include triple-pane windows and Hunter Douglas blinds throughout. The fully finished 1-bedroom LEGAL basement SUITE includes a private entrance, separate laundry, and its own fenced yard space. Step outside to enjoy the gas line on the deck, perfect for summer BBQs, and take advantage of the double attached garage with a floor drain.

Built in 2015

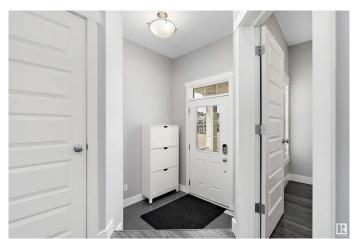
Essential Information

MLS® # E4435333 Price \$679,900

Bedrooms 5
Bathrooms 3.50







Full Baths 3 Half Baths 1

Square Footage 2,605 Acres 0.00 Year Built 2015

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 81 Sheppard Way

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 0Y3

Amenities

Amenities Ceiling 10 ft., Ceiling 9 ft., Deck, No Animal Home, No Smoking Home,

Natural Gas BBQ Hookup

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two,

Washers-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, Public

Swimming Pool, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 8th, 2025

Days on Market 16

Zoning Zone 81

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