

Courtesy Of Jenniffer L Erick And Blu Erick Of MaxWell Polaris

\$582,400 - 861 Southfork Green, Leduc

MLS® #E4466289

\$582,400

4 Bedroom, 3.50 Bathroom, 2,276 sqft
Single Family on 0.00 Acres

Southfork, Leduc, AB

VA-VA-VA VROOM! Look at this big beauty! This 2,275 ft² 2-storey, AIR-CONDITIONED home has 4 bedrooms, 3.5 baths, HUGE bonus room, finished basement + double attached garage! Spacious living room has big sun-filled windows with GAS fireplace. The chef's kitchen includes GORGEOUS black GRANITE countertops, beautiful dark cabinets, STAINLESS STEEL appliances, pantry + breakfast nook overlooking the WEST-FACING BACKYARD! Built-in speakers throughout! Upstairs you'll find a HUUUGE bonus room, a dreamy primary bed with 5-pc ENSUITE including SOAKER TUB + WALK-IN CLOSET + 2 more beds and full bath. FULLY FINISHED BSMNT has a FAMILY/REC ROOM, 4th bed with 3-pc ensuite, and (shhhh!) a fun secret hidden space behind the bookshelf! Yard has LARGE DECK + GAS FIREPIT (no wood or mess)! Close to Father Leduc (K-8) school, Steps to parks, trails, pond, skating rink & minutes to Hwy 2A, QEII, EIA, Nisku, Costco, Outlet Mall, Amazon, and only 15 minutes to Edmonton! Incredible home, incredible location! So much to love!



Built in 2009

Essential Information

MLS® #	E4466289
Price	\$582,400

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,276
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	861 Southfork Green
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0P5

Amenities

Amenities	Deck, Fire Pit, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Father Leduc
Middle	Father Leduc
High	Leduc Comp/Christ The King

Additional Information

Date Listed	November 20th, 2025
Days on Market	1
Zoning	Zone 81

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