

\$585,000 - 495 Sheppard Boulevard, Leduc

MLS® #E4425196

\$585,000

4 Bedroom, 3.50 Bathroom, 2,288 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

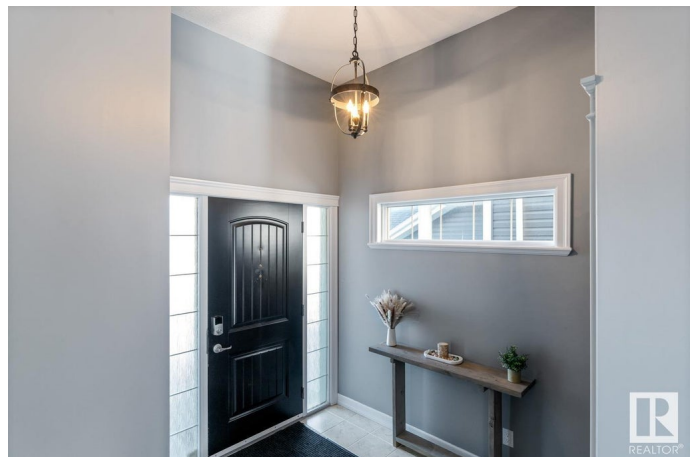
LAKE VIEW! 2,272 sqft 4 bed, 3.5 bath 2-story home by Dolce Vita, situated in the desirable Southfork community. Step inside to an inviting open-concept layout. Living room features a stunning stone FP & huge windows flooding the space w/ natural light. The well-appointed kitchen boasts S/S appliances, rich drk cabinetry, lrg granite island, & a W-T pantry leading to a spacious mudroom. Quality upgrades include elegant lighting, hardwood fls, A/C & newer HWT. Upstairs, bonus room windows offer breathtaking pond views. The primary suite is a true retreat w/ 3-sided FP, luxurious 5-pc ensuite & spa Jacuzzi tub & WI shower. 2 additional bdrms, 4pc bath, & laundry complete the level. Fully developed bsmt extends your living space w/ family room, 4th bdrm & 3pc bath. Enjoy the backyard deck overlooking a landscaped yard w/storage shed—perfect for relaxing or entertaining, & a dbl attached garage. Family friendly neighbourhood - nature trails, lake, parks & school. Easy commute w/ access to Hwy 2 & 2A.

Built in 2012

Essential Information

MLS® # E4425196

Price \$585,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,288
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	495 Sheppard Boulevard
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T3

Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Landscaped, Schools, View Lake
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 12th, 2025
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Zoning	Zone 81
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Listing information last updated on March 12th, 2025 at 5:47pm MDT