

Courtesy Of Amit Patel Of MaxWell Polaris

## \$569,900 - 262 Sheppard Circle, Leduc

MLS® #E4428595

**\$569,900**

3 Bedroom, 2.50 Bathroom, 2,378 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this beautifully maintained home in the desirable Southfork Community, offering 2380 sqft home, offering an ideal blend of comfort, style, and functionality. Featuring 3 spacious BEDROOMS and 2.5 BATHS, this residence also boasts a versatile BONUS ROOM and a COZY DEN, perfect for work or relaxation. The upgraded kitchen is a chef's dream, with modern finishes and ample counter space, while HARDWOOD floors throughout the MAIN FLOOR touch of elegance and warmth. The main floor and basement both showcase impressive 9-foot ceilings, enhancing the open, airy feel of the space. Stay comfortable year-round with the added benefit of AIR CONDITIONING, and enjoy outdoor living on the lovely deck. The EAST FACING allows natural light to flood the home, creating a bright and inviting atmosphere throughout the day. Conveniently located NEAR SCHOOLS, HIGHWAY, this home is a fantastic choice for families looking for a well-maintained property with modern upgrades and a prime location.

Built in 2012

### Essential Information

MLS® # E4428595

Price \$569,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,378
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	262 Sheppard Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T5

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 2nd, 2025  
Days on Market 2  
Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 11:17am MDT