# **\$549,900 - 262 Sheppard Circle, Leduc**

MLS® #E4436242

#### \$549,900

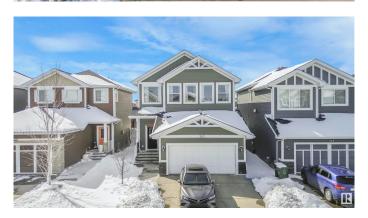
3 Bedroom, 2.50 Bathroom, 2,378 sqft Single Family on 0.00 Acres

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 HARDWOORD 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. 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. ...POTENTIAL FOR SIDE ENTRANCE....







Built in 2012

## **Essential Information**

MLS® # E4436242 Price \$549,900 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 May 13th, 2025

Days on Market 82

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 August 3rd, 2025 at 3:17am MDT