

## \$479,900 - 714 Southfork Drive, Leduc

MLS® #E4429620

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,613 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

The Opus 18 by Jayman BUILT is an amazing new home in the vibrant family community of Southfork. Walk to Father Leduc K-9 school and enjoy the parks and green spaces! This home offers Jayman's exclusive Core Performance features including SOLAR panels, triple pane windows, tankless hot water system, high efficiency furnace and HRV and SMART HOME technology. The Opus offers a very open main floor with 9' ceilings and luxury vinyl plank flooring. The kitchen is a perfect design with island, quartz counter tops and stainless steel appliances are included. Great room and dining area flow together for flexible use of space. The second floor offers a bonus private family room; large primary suite with walk-in closet and full ensuite bath. There are two more good sized bedrooms and a second full bath PLUS the laundry is located on this level! Front landscaping and powered parking pad are included PLUS there is a side entrance!



Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4429620  |
| Price     | \$479,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,613                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 714 Southfork Drive |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 0E9             |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Ceiling 9 ft., Hot Water Tankless |
| Parking Spaces | 2                                 |
| Parking        | Parking Pad Cement/Paved          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Back Lane, Partially Landscaped, Schools |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl                              |
| Foundation        | Concrete Perimeter                       |

**Additional Information**

Date Listed            April 5th, 2025  
Days on Market      26  
Zoning                Zone 81

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