

## **\$350,000 - 21 Southwick Point(e), Leduc**

MLS® #E4429753

**\$350,000**

3 Bedroom, 1.50 Bathroom, 1,266 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

**TASTEFULLY UPDATED! NEWER HIGH EFFICIENCY FURNACE & AC! BUDGET FRIENDLY!** Searching for a beautifully refreshed home without condo fees? This 1265 sq ft 3 bed, 1.5 bath duplex is the ideal starter home or investment property! Spacious entryway leads to your living room, complete with newer vinyl plank flooring throughout the main, gas fireplace, and updated paint. L shaped kitchen w/ stainless steel appliances (newer dishwasher & fridge), backsplash, & black handles, large eat in dining space, 2 pce bath, & access to the backyard. Upstairs brings 3 bedrooms, including the primary bed w/ lovely walk in closet. 4 pce bath & linen storage. The basement is unfinished, but home to laundry; plenty of space to finish a 4th bedroom, develop your dream rec room, or add a future bathroom! Backyard is fully fenced & landscaped w/ covered pergola & deck, shed, & raised flower beds. Plenty of parking with room to park your RV too! Steps to playgrounds & quick access to QE2, Father Leduc & more! A must see!

Built in 2006

### **Essential Information**

MLS® # E4429753

Price \$350,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,266
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	21 Southwick Point(e)
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0G1

### Amenities

Amenities	Air Conditioner, Deck, R.V. Storage, Vinyl Windows
Parking	Rear Drive Access, RV Parking

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Washer, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 8th, 2025
Days on Market	13
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 21st, 2025 at 6:32am MDT