

\$734,900 - 277 Sheppard Circle, Leduc

MLS® #E4432089

\$734,900

5 Bedroom, 3.50 Bathroom, 2,651 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

WELCOME TO SOUTHFORK. This stunning custom built AVI home has been turning heads since 2012-and still stands out as a neighborhood favorite! 2650 sq.ft of thoughtfully designed space, this 6 BEDROOM,4 BATHROOM 2 story home is perfect for the growing family 5 bedrooms are conveniently located on the same level-and everyone is spacious enough for queen or king-size bed. Enjoy the luxury of a 5-piece Ensuite with roomy walk in closet, and keep daily life running smoothly with an upper-level laundry room and on demand hot water. The bright, open-concept main floor. .A gourmet kitchen with granite countertops, large eating bar that seats 5,A welcoming foyer and 2 cozy gas fireplaces. Step outside to a rear deck off the dinette, perfect for relaxing evening overlooking the spacious fully fenced backyard. Oversized picture windows flood the home with natural light. Fully developed basement with numerous storage closets complete with shelving, It's just not a house it's a HOME. Come see for yourself.

Built in 2012

Essential Information

MLS® # E4432089

Price \$734,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,651 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 277 Sheppard Circle |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0T5 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Fire Pit, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks |
| Parking | Double Garage Attached, Front Drive Access, Insulated, Over Sized, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert, Mantel |
| Stories | 3 |
| Has Basement | Yes |

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed April 20th, 2025

Days on Market 9

Zoning Zone 81

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