\$525,000 - 170 Sheppard Circle, Leduc

MLS® #E4439151

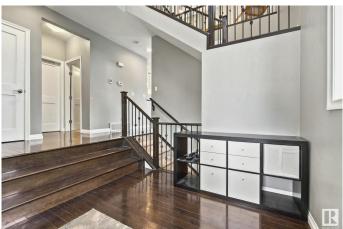
\$525,000

3 Bedroom, 2.50 Bathroom, 2,186 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this lovely 2-storey home in the desirable community of Southfork, perfectly situated on a corner lot backing onto beautiful McKinley Park. The spacious main floor features a grand open-to-above entryway, a chef's kitchen with an island, raised eat-at bar, walk-through pantry, and ample counter spaceâ€"ideal for entertaining and daily living. Upstairs, you'II find a large bonus room, two generous bedrooms, and a main bathroom with dual sinks. The primary suite offers two walk-in closets and a luxurious ensuite with dual sinks, a soaker tub, and separate shower. The basement is framed and partially finished, ready for your personal touch, and includes a large storage room area and bathroom rough in. Step outside to enjoy the lovely deck overlooking the parkâ€"perfect for summer evenings. This home combines space, style, and locationâ€"don't miss it!







Built in 2012

Essential Information

| MLS® # | E4439151 |
|------------|-----------|
| Price | \$525,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |

| Square Footage | 2,186 | |
|-----------------------|--|--|
| Acres | 0.00 | |
| Year Built | 2012 | |
| Туре | Single Family | |
| Sub-Type | Detached Single Family | |
| Style | 2 Storey | |
| Status | Active | |
| Community Information | | |
| Address | 170 Sheppard Circle | |
| Area | Leduc | |
| Subdivision | Southfork | |
| City | Leduc | |
| County | ALBERTA | |
| Province | AB | |
| Postal Code | T9E 0T4 | |
| Amenities | | |
| Amenities | Deck, No Smoking Home, Vinyl Windows | |
| Parking | Double Garage Attached | |
| Interior | | |
| Interior Features | ensuite bathroom | |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings | |
| Heating | Forced Air-1, Natural Gas | |
| Fireplace | Yes | |
| Fireplaces | Wall Mount | |
| Stories | 2 | |
| Has Basement | Yes | |
| Basement | Full, Partially Finished | |
| Exterior | | |
| Exterior | Wood, Vinyl | |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Playground Nearby, | |
| | Schools, Shopping Nearby | |
| Roof | Asphalt Shingles | |
| Construction | Wood, Vinyl | |
| Foundation | Concrete Perimeter | |
| | | |

Additional Information

Date ListedMay 29th, 2025Days on Market89ZoningZone 81

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Listing information last updated on August 26th, 2025 at 11:18am MDT