

## \$689,900 - 81 Sheppard Way, Leduc

MLS® #E4435333

**\$689,900**

5 Bedroom, 3.50 Bathroom, 2,605 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this immaculate 2,500 sq ft home, located in a desirable Leduc community. This home is ideal for families or those seeking income potential. The upper level features 4 spacious bedrooms plus a large bonus room, and convenient top-floor laundry. The primary suite offers a peaceful retreat, while the additional bedrooms offer versatility. On the main floor, enjoy a bright, open-concept design with large windows, a cozy gas fireplace, a walk-through pantry, and a brand-new fridge in the stylish, well-equipped kitchen. A front den/office offers privacy and convenience for working from home. Key features include triple-pane windows and Hunter Douglas blinds throughout. The fully finished 1-bedroom LEGAL basement SUITE includes a private entrance, separate laundry, and its own fenced yard space. Step outside to enjoy the gas line on the deck, perfect for summer BBQs, and take advantage of the double attached garage with a floor drain.

Built in 2015

### Essential Information

MLS® #	E4435333
Price	\$689,900
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,605
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	81 Sheppard Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y3

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public

	Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	6
Zoning	Zone 81

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