\$545,000 - 170 Sheppard Circle, Leduc

MLS® #E4439151

\$545,000

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 \$545,000

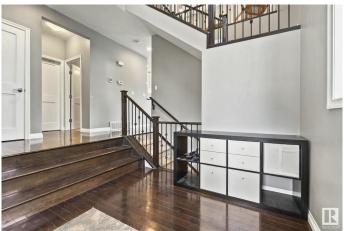
Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1







Square Footage 2,186
Acres 0.00
Year Built 2012

Type 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 Listed May 29th, 2025

Days on Market 50

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 July 18th, 2025 at 1:03pm MDT