

## \$539,900 - 262 Sheppard Circle, Leduc

MLS® #E4451346

**\$539,900**

3 Bedroom, 2.50 Bathroom, 2,378 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

...POTENTIAL FOR SIDE

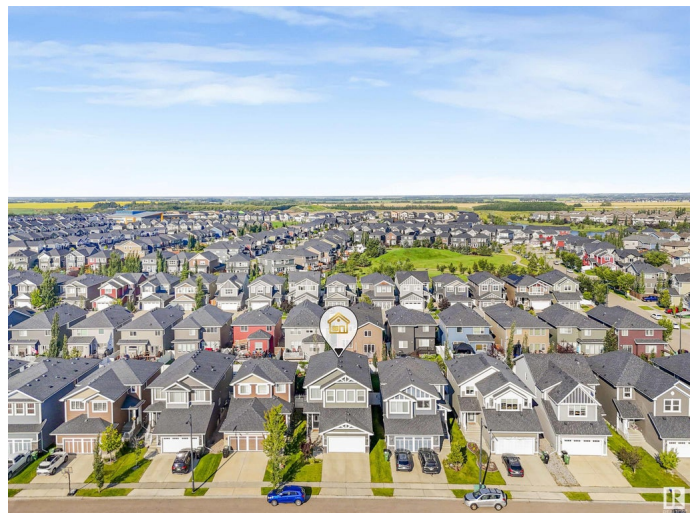
ENTRANCE....Welcome to this beautifully maintained home in the desirable Southfork Community, offering 2380 sqft home, offering an ideal blend of comfort, style, and functionality. Featuring 3 spacious BEDROOMS and 2.5 BATHS, this residence also boasts a versatile BONUS ROOM and a COZY DEN, perfect for work or relaxation. The upgraded kitchen is a chef's dream, with modern finishes and ample counter space, while HARDWOOD floors throughout the MAIN FLOOR touch of elegance and warmth. The main floor and basement both showcase impressive 9-foot ceilings, enhancing the open, airy feel of the space. Stay comfortable year-round with the added benefit of AIR CONDITIONING, and enjoy outdoor living on the lovely deck. The EAST FACING allows natural light to flood the home, creating a bright and inviting atmosphere throughout the day. Located NEAR SCHOOLS, HIGHWAY, this home is a fantastic choice for families looking for a well-maintained property with modern upgrades and a prime location.

Built in 2012

### Essential Information

MLS® # E4451346

Price \$539,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,378                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 262 Sheppard Circle |
| Area        | Leduc               |
| Subdivision | Southfork           |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 0T5             |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                       |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Stories           | 2                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 5                |
| 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 August 11th, 2025 at 6:02pm MDT