

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

MLS® #E4435333

**\$689,900**

5 Bedroom, 3.50 Bathroom, 2,605 sqft

Single Family on 0.00 Acres

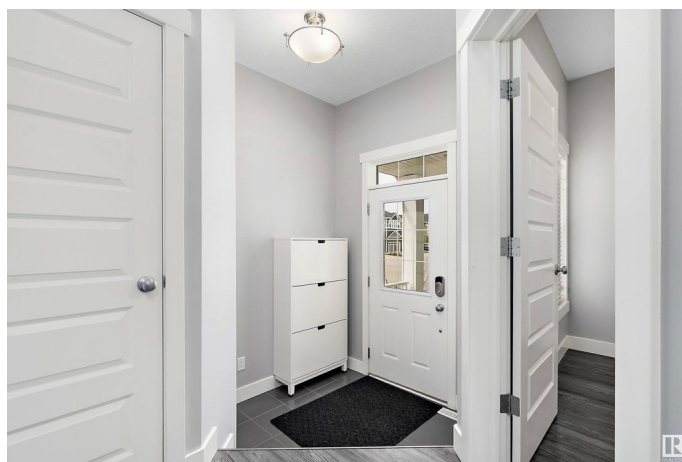
Southfork, Leduc, AB

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. 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 | 1             |
| Zoning         | Zone 81       |

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Listing information last updated on May 9th, 2025 at 6:02pm MDT