

Courtesy Of Kimberly Cowan Of Century 21 Masters

## \$585,000 - 100 Sheppard Way, Leduc

MLS® #E4457373

**\$585,000**

4 Bedroom, 3.00 Bathroom, 2,062 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to the vibrant community of Southfork! This beautifully maintained home offers a spacious and functional layout filled with natural light, making every room feel bright and welcoming. Perfect for families and pet lovers alike, the property features a dedicated dog run and two custom-built kennels located conveniently in the oversized tandem triple garage, offering both space and versatility for your vehicles, storage, or hobbies. Inside, you'll find a thoughtfully designed open-concept main floor, ideal for both everyday living and entertaining. Specifically the kitchen with spacious island and gas stove! The large master bedroom is a true retreat, complete with a generous walk-in closet, and a spa-inspired ensuite featuring a deep soaker tub and abundant storage. Step outside into your private backyard oasis featuring a large deck, perfect for summer BBQs and outdoor relaxation. The home backs onto a quiet back lane, offering added privacy and convenience. Steps to schools and walking trails!

Built in 2015

### Essential Information

MLS® # E4457373

Price \$585,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,062                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 100 Sheppard Way |
| Area        | Leduc            |
| Subdivision | Southfork        |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0T4          |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Vinyl Windows |
| Parking   | Heated, Tandem, Triple Garage Attached                                                  |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dryer, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                             |
| Fireplace         | Yes                                                                                   |
| Fireplaces        | Corner, Tile Surround                                                                 |
| Stories           | 3                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Partially Finished                                                              |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 45                   |
| Zoning         | Zone 81              |

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Listing information last updated on October 25th, 2025 at 9:47pm MDT