

\$535,000 - 237 Sheppard Circle, Leduc

MLS® #E4451318

\$535,000

4 Bedroom, 3.50 Bathroom, 2,235 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

GREAT VALUE! FULLY FINISHED BASEMENT! LARGE DECK! REAR LANE ACCESS! This 2235 sq ft 4 bed, 3.5 bath Homes By Avi built home in Southfork provides a functional plan with space to grow! Newer grey paint, 9 ft ceiling, granite countertops, hardwood & tile floors...the list goes on! Main floor boasts a large den, chef's kitchen w/walk through pantry, large dining room, and open living room w/ gas fireplace! Attached patio door to big deck; a great option for summer BBQs! 2 pce bath, large mud room and attached garage door entry complete the space. Upstairs brings a great sized bonus room, primary bed w/ ensuite; 2 BIG kids bedrooms, and upstairs laundry...truly awesome layout! Basement is fully finished; large 4th bedroom, rec room, 3 pce bath, & storage! Yard is fully fenced, and with rear lane access, add a gate for your trailer or RV storage! Terrific neighbourhood; best priced 2 story in Leduc, get it before it's gone!

Built in 2012

Essential Information

MLS® #	E4451318
Price	\$535,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,235
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	237 Sheppard Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T6

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 5th, 2025
Days on Market	46
Zoning	Zone 81

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