

## \$395,000 - 285 Southwick Way, Leduc

MLS® #E4448899

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,680 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Judicial sale in the community of Southfork.  
The property is sold "as is, where is". 1 offer submitted...tentative court date September 3, 2025

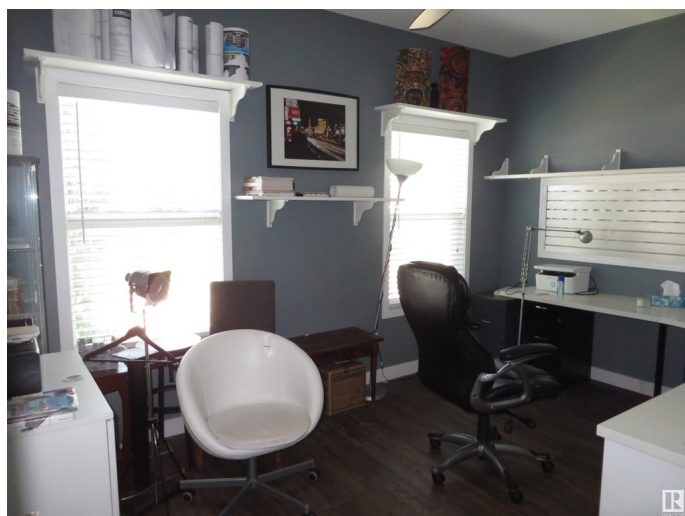
Built in 2009

### Essential Information

MLS® #	E4448899
Price	\$395,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,680
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	285 Southwick Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA



Province	AB
Postal Code	T9E 0P6

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 21st, 2025
Days on Market	30
Zoning	Zone 81
Foreclosure	Yes

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Listing information last updated on August 20th, 2025 at 5:17pm MDT