

\$199,000 - 401 Southfork Drive, Leduc

MLS® #E4435824

\$199,000

2 Bedroom, 2.00 Bathroom, 721 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork! Welcome to this charming bi-level townhouse located in the vibrant and growing community of Leduc! Offering over 720 sq. ft. of practical, well-designed living space, this home is ideal for first-time buyers, downsizers, or investors. The layout is thoughtfully designed for convenience & functionality, featuring 2 spacious bedrooms & 2 full bathrooms, providing privacy and flexibility! The main living area is bright & open leading to a spacious balcony! The galley kitchen equipped w/ essential stainless steel appliances offers practical space for meal prep and tons of storage! Located in the heart of Leduc, youâ€™re just minutes from local shops, schools, parks, and walking trails, with easy access to public transportation and major routes for commuting. Perfect for a growing family, empty nesters or the savvy investor looking to expand their portfolio. Low-maintenance living in a fantastic central location!

Built in 2012

Essential Information

MLS® # E4435824

Price \$199,000

Bedrooms 2



| | |
|----------------|-------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 721 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 401 Southfork Drive |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0X1 |

Amenities

| | |
|----------------|---------------------------------|
| Amenities | Off Street Parking |
| Parking Spaces | 1 |
| Parking | Parking Pad Cement/Paved, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Calmar Elementary School
Middle Calmar Secondary School
High Leduc Composite Highschool

Additional Information

Date Listed May 10th, 2025
Days on Market 37
Zoning Zone 81
Condo Fee \$317

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Listing information last updated on June 16th, 2025 at 7:17am MDT