

\$235,000 - 401 Southfork Drive, Leduc

MLS® #E4442563

\$235,000

2 Bedroom, 2.00 Bathroom, 1,331 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

**IMMEDIATE POSSESSION! NICELY
UPGRADED! BACKING WALKING TRAIL!**

ATTACHED GARAGE! CENTRAL A/C!

Looking for your first home or investment property? This 2 bed, 2 bath townhouse in the Rushes of Southfork shows well; great turnkey option! Feat: engineered hardwood, granite countertops throughout, stainless steel appliances, 24' deep garage w/ additional storage behind, upstairs laundry, & more! Lower level oversized single garage / mechanical / storage leads upstairs to your open concept living / kitchen / dining space; terrific spot for movies & visiting with quests. Access to the back deck & closet. Upstairs brings two bedrooms! One with the 3 pce ensuite & walk in closet; the other with walk in closet. 4 pce bathroom & laundry steps away. Quick access to Highway 2, EIA, & Leduc Common for shopping & amenities. Embrace the maintenance free lifestyle; unlock, unpack, & enjoy!

Built in 2012

Essential Information

MLS® # E4442563

Price \$235,000

Bedrooms 2

Bathrooms 2.00



| | |
|----------------|-------------------|
| Full Baths | 2 |
| Square Footage | 1,331 |
| 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 | Air Conditioner, Deck, Parking-Visitor, Vinyl Windows |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 15th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 81 |
| Condo Fee | \$414 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 9:17am MDT