

## \$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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