

## \$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                36  
Zoning                              Zone 81  
Condo Fee                        \$317

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