

Courtesy Of Francine Allan Of Maxwell Heritage Realty

## **\$195,000 - 281 401 Southfork Drive, Leduc**

MLS® #E4455400

**\$195,000**

2 Bedroom, 2.00 Bathroom, 805 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Southfork, A Community Designed For Connection. Bike & Walking Paths, Multiple Playgrounds & a K-8 School Are Just A Few Of The Features Youâ€™ll Enjoy While Living Here. With Easy Access To Highway 2 & 2A, Commuting Is A Breeze. The Rushes Of Southfork Is Located At The Main Entrance Of The Subdivision, On a Bus Route & Walking Distance To The Corner Store. Within This Complex Youâ€™ll Notice Well-Maintained Grounds With Visitor Parking. Unit 281: The Upper Level Features a Generous Sized Primary Bedroom With 4-Piece Ensuite & Walk-In Closet. On The Main, The Kitchen Is Fully Equipped With 4 Appliances, Stylish Tile Back Splash And a Large Window Which Provides Plenty Of Natural Light. The Living & Dining Area Is Bright With a Peaceful View Of a Park Like Setting And a Door To Access Your Private Balcony. On The Lower Level, Is Another Bedroom, Full Bathroom Plus Laundry And Under Stair Storage. Your Private Parking Is Located Directly In Front Of Your Unit. Bring A Paint Brush And Add Your Person Touch!

Built in 2014

### **Essential Information**

MLS® # E4455400

Price \$195,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	805
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	281 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

### Amenities

Amenities	Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Patio, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	1
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools,

Roof Shopping Nearby  
Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Slab

**Additional Information**

Date Listed August 29th, 2025  
Days on Market 17  
Zoning Zone 81  
Condo Fee \$350



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Listing information last updated on September 15th, 2025 at 3:48pm MDT