

## \$205,000 - 116 401 Southfork Drive, Leduc

MLS® #E4431454

**\$205,000**

2 Bedroom, 2.00 Bathroom, 882 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Discover the charm of this clean and well kept 2-bedroom, 2-bathroom townhouse nestled in the highly sought-after community of Southfork. Designed for comfort, the main floor boasts an open-concept layout that invites an abundance of natural light, creating a warm and inviting atmosphere. Step out onto the rear deck, which offers views of the greenspace—perfect for relaxing or entertaining. Upstairs, the spacious primary bedroom serves as your personal retreat, complete with a walk-in closet and a 4-piece ensuite bathroom. The lower level offers even more space and convenience, featuring a generously sized second bedroom, a laundry room, ample storage space, and a second bathroom. Close to schools, shopping, the International Airport, playgrounds and easy highway access.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431454  |
| Price          | \$205,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 882       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2017              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 116 401 Southfork Drive |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0X1                 |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking   | Front Drive Access, Parking Pad Cement/Paved  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 2                |

|           |         |
|-----------|---------|
| Zoning    | Zone 81 |
| Condo Fee | \$317   |

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Listing information last updated on April 19th, 2025 at 11:17am MDT