

\$247,500 - 175 401 Southfork Drive, Leduc

MLS® #E4435535

\$247,500

2 Bedroom, 2.00 Bathroom, 1,160 sqft

Condo / Townhouse on 0.00 Acres

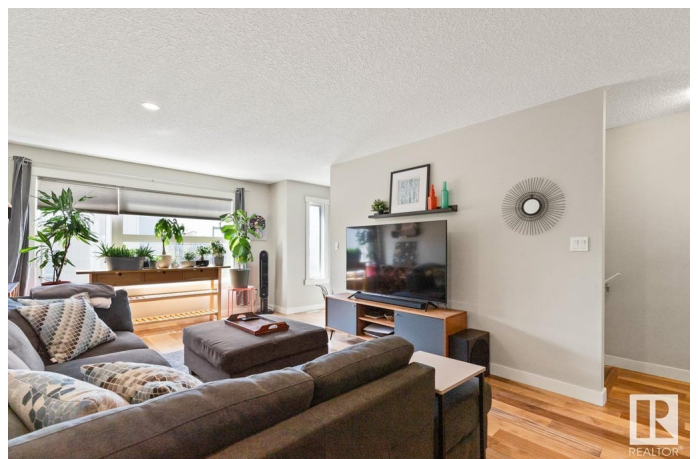
Southfork, Leduc, AB

Excellent Starter, Investment or Downsize Opportunity! Charming 1160 sqft 2 bed, 2 bath townhouse in the Rushes of Southfork. Youâ€™ll love the gorgeous hardwood floors, light-colored walls, & lrg windows that fill the living room w/ natural sunlight. The kitchen is both stylish & functional, featuring a granite breakfast bar, quality cabinetry, glass tile backsplash, & S/S appliances. Step out onto your private balconyâ€”ideal for relaxing or BBQing. Upstairs, the bright & airy feel continues, the primary suite is complete w/ a 3pc ensuite & WI closet. A 2nd bdrm, 4pc bath, & convenient stacked laundry complete the upper level. Single car garage & utility room at ground level provide safe parking & storage. Pet friendly (w/ board approval). Enjoy the peaceful walking paths & park benches, on the maintained, landscaped grounds. Youâ€™re also just minutes from parks, schools, shopping, & have quick access to golf, airport, and all city amenities.

Built in 2013

Essential Information

MLS® #	E4435535
Price	\$247,500
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,160
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	175 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

Amenities

Amenities	Parking-Visitor
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 9th, 2025

Days on Market 3

Zoning Zone 81

Condo Fee \$414

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Listing information last updated on May 12th, 2025 at 2:47am MDT