# \$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 You'II 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 You'II 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!



## **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, 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,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Slab

## **Additional Information**

Date Listed August 29th, 2025

Days on Market 67

Zoning Zone 81

Condo Fee \$317



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