

## \$219,000 - 105 401 Southfork Drive, Leduc

MLS® #E4457229

**\$219,000**

2 Bedroom, 2.00 Bathroom, 838 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Move-in ready End Unit in Southfork! This stylish 2-bed, 2-bath townhome offers an open-concept main floor with modern kitchen, bright living space, and access to your private deck. Upstairs, the spacious primary suite includes a walk-in closet and ensuite, while the lower level provides a second bedroom, full bath, laundry, and storage. ideal for guests or a home office. Dedicated parking is right at your door, and the well-kept complex includes visitor parking. Located in Leduc's top community with parks, school, trails, and quick access to Hwy 2 this clean and affordable home is ready for you!

Built in 2017

### Essential Information

MLS® #	E4457229
Price	\$219,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	1 and Half Storey



Status	Active
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## Community Information

Address	105 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

## Amenities

Amenities	Carbon Monoxide Detectors
Parking	Stall

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	September 11th, 2025
Days on Market	2
Zoning	Zone 81
Condo Fee	\$355

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