

## **\$250,000 - 187 401 Southfork Drive, Leduc**

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MLS® #E4462452

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,065 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Unbeatable value for a 2 bedroom home with a single garage! 1065 square feet of living space for this corner end unit which allows an extra wall of south facing windows to let the sun shine in. Don't worry about the extra sunlight, the central air conditioning keeps the temperature just right. Open concept layout includes hardwood throughout the main floor, a gourmet kitchen with granite kitchen countertops, equipped with stainless steel appliances, and tons of cabinet space. Upstairs there is laundry, full bathroom, 2 bedrooms with walk-in closets, and the master bedroom also has a 3 piece ensuite. Bathrooms feature granite counters tops and tile floors. Extra storage room is in the single attached garage and there is a parking pad, so you can have 2 vehicles. The balcony off the main floor is private and does not face neighbours. Excellent Southfork location close to schools, walking trails, lake, and parks/playgrounds, and shopping.



Built in 2013

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4462452  |
| Price     | \$250,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,065             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 187 401 Southfork Drive |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0X1                 |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Air Conditioner, Deck, Exterior Walls- 2"x6" |
| Parking Spaces | 1                                            |
| Parking        | Single Garage Attached                       |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 3                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | None, No Basement                                                                                                                           |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |

Foundation

Slab

Additional Information

Date Listed

October 16th, 2025

Days on Market

19

Zoning

Zone 81

Condo Fee

\$414

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