

## \$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	5

Zoning	Zone 81
Condo Fee	\$317

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