\$204,854 - 206 401 Southfork Drive, Leduc

MLS® #E4427322

\$204,854

2 Bedroom, 2.00 Bathroom, 813 sqft Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Attractive 2 bedroom 2 bath modern townhouse condo in the desirable Southfork sub-dvision. Convenient parking right in front of the unit. Shoe rack at front entry stays. Ceramic tile throughout the main floor. Well designed step saver kitchen, lots of cabinetry, stainless steel appliances stay and large window with top down pleated shade. Open concept Dining and living room with large window and door to rear deck. Upstairs features primary bedroom with it's own balcony, walk in closet and big 4 pc ensuite. TV and bracket stay. Downstairs you will find the 2nd bedroom, 3 pc bathroom with large shower, laundry closet, utility room and storage. High efficiency furnace and hot water. Visitor parking close by. Close to all amenities including parks, schools, shopping, hospital, restaurants, easy access to Hwy 2, airport and more. You will LOVE your new home !!

Built in 2012

Price

Essential Information

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\$204,854

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 813







Acres 0.00 Year Built 2012

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

Community Information

Address 206 401 Southfork Drive

Area Leduc
Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 0X1

Amenities

Amenities Deck, Parking-Visitor

Parking Spaces 1

Parking Stall

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

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, Park/Reserve, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 25th, 2025

Days on Market 8

Zoning Zone 81

Condo Fee \$317

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