

Courtesy Of Colin Bland Of Maxwell Heritage Realty

## \$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

### Essential Information

MLS® #	E4427322
Price	\$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	13
Zoning	Zone 81
Condo Fee	\$317

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 6th, 2025 at 9:31pm MDT