

## \$199,000 - 214 401 Southfork Drive, Leduc

MLS® #E4435824

**\$199,000**

2 Bedroom, 2.00 Bathroom, 721 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork! Welcome to this charming bi-level townhouse located in the vibrant and growing community of Leduc! Offering over 720 sq. ft. of practical, well-designed living space, this home is ideal for first-time buyers, downsizers, or investors. The layout is thoughtfully designed for convenience & functionality, featuring 2 spacious bedrooms & 2 full bathrooms, providing privacy and flexibility! The main living area is bright & open leading to a spacious balcony! The galley kitchen equipped w/ essential stainless steel appliances offers practical space for meal prep and tons of storage! Located in the heart of Leduc, you're just minutes from local shops, schools, parks, and walking trails, with easy access to public transportation and major routes for commuting. Perfect for a growing family, empty nesters or the savvy investor looking to expand their portfolio. Low-maintenance living in a fantastic central location!

Built in 2012

### Essential Information

MLS® # E4435824

Price \$199,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 721               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 214 401 Southfork Drive |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0X1                 |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Off Street Parking              |
| Parking Spaces | 1                               |
| Parking        | Parking Pad Cement/Paved, Stall |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                Concrete Perimeter

**School Information**

Elementary                Calmar Elementary School  
Middle                      Calmar Secondary School  
High                        Leduc Composite Highschool

**Additional Information**

Date Listed                May 10th, 2025  
Days on Market        37  
Zoning                      Zone 81  
Condo Fee                \$317

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