

\$235,000 - 212 401 Southfork Drive, Leduc

MLS® #E4442563

\$235,000

2 Bedroom, 2.00 Bathroom, 1,331 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

**IMMEDIATE POSSESSION! NICELY
UPGRADED! BACKING WALKING TRAIL!
ATTACHED GARAGE! CENTRAL A/C!**

Looking for your first home or investment property? This 2 bed, 2 bath townhouse in the Rushes of Southfork shows well; great turnkey option! Feat: engineered hardwood, granite countertops throughout, stainless steel appliances, 24' deep garage w/ additional storage behind, upstairs laundry, & more! Lower level oversized single garage / mechanical / storage leads upstairs to your open concept living / kitchen / dining space; terrific spot for movies & visiting with quests. Access to the back deck & closet. Upstairs brings two bedrooms! One with the 3 pce ensuite & walk in closet; the other with walk in closet. 4 pce bathroom & laundry steps away. Quick access to Highway 2, EIA, & Leduc Common for shopping & amenities. Embrace the maintenance free lifestyle; unlock, unpack, & enjoy!

Built in 2012

Essential Information

MLS® #	E4442563
Price	\$235,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,331
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	212 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

Amenities

Amenities	Air Conditioner, Deck, Parking-Visitor, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 15th, 2025
Days on Market	1
Zoning	Zone 81
Condo Fee	\$414

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