

## \$247,500 - 175 401 Southfork Drive, Leduc

MLS® #E4435535

**\$247,500**

2 Bedroom, 2.00 Bathroom, 1,160 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

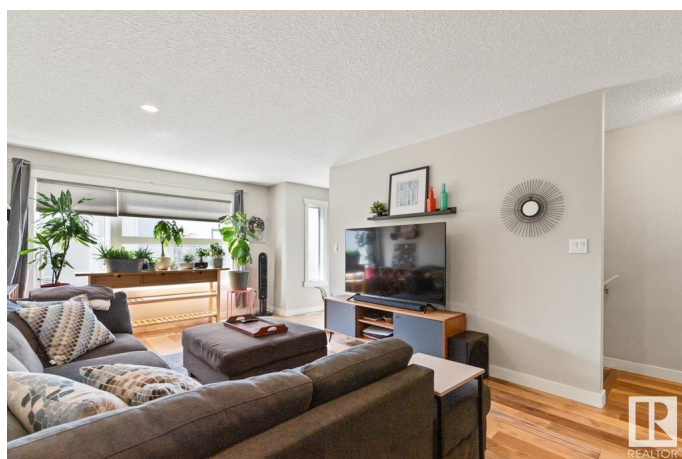
Excellent Starter, Investment or Downsize Opportunity! Charming 1160 sqft 2 bed, 2 bath townhouse in the Rushes of Southfork.

Youâ€™ll love the gorgeous hardwood floors, light-colored walls, & lrg windows that fill the living room w/ natural sunlight. The kitchen is both stylish & functional, featuring a granite breakfast bar, quality cabinetry, glass tile backsplash, & S/S appliances. Step out onto your private balconyâ€”ideal for relaxing or BBQing. Upstairs, the bright & airy feel continues, the primary suite is complete w/ a 3pc ensuite & WI closet. A 2nd bdrm, 4pc bath, & convenient stacked laundry complete the upper level. Single car garage & utility room at ground level provide safe parking & storage. Pet friendly (w/ board approval). Enjoy the peaceful walking paths & park benches, on the maintained, landscaped grounds. Youâ€™re also just minutes from parks, schools, shopping, & have quick access to golf, airport, and all city amenities.

Built in 2013

### Essential Information

MLS® #	E4435535
Price	\$247,500
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,160
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	175 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

### Amenities

Amenities	Parking-Visitor
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	May 9th, 2025
Days on Market	29
Zoning	Zone 81
Condo Fee	\$414

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Listing information last updated on June 7th, 2025 at 2:02pm MDT