

## \$219,000 - 105 401 Southfork Drive, Leduc

MLS® #E4457229

**\$219,000**

2 Bedroom, 2.00 Bathroom, 838 sqft

Condo / Townhouse on 0.00 Acres

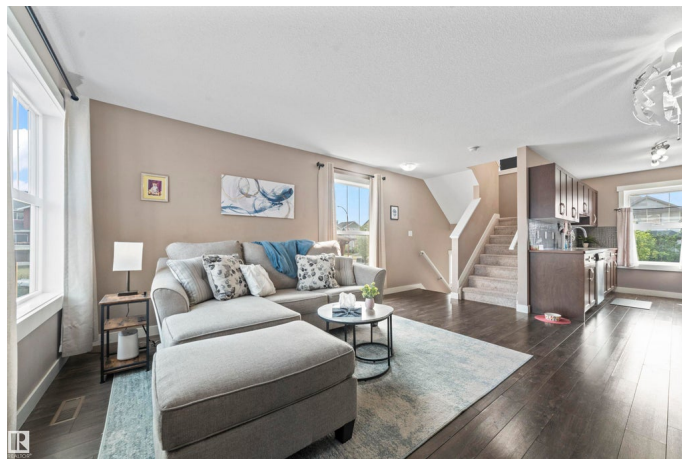
Southfork, Leduc, AB

Move-in ready End Unit in Southfork! This stylish 2-bed, 2-bath townhome offers an open-concept main floor with modern kitchen, bright living space, and access to your private deck. Upstairs, the spacious primary suite includes a walk-in closet and ensuite, while the lower level provides a second bedroom, full bath, laundry, and storage. ideal for guests or a home office. Dedicated parking is right at your door, and the well-kept complex includes visitor parking. Located in Leduc's top community with parks, school, trails, and quick access to Hwy 2 this clean and affordable home is ready for you!

Built in 2017

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4457229          |
| Price          | \$219,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 838               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 1 and Half Storey |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 105 401 Southfork Drive |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0X1                 |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking   | Stall                     |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                 |
| Stories           | 3                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                              |
| Exterior Features | Airport Nearby, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 81              |
| Condo Fee      | \$355                |

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Listing information last updated on September 15th, 2025 at 12:02pm MDT