

\$205,000 - 158 401 Southfork Drive, Leduc

MLS® #E4461461

\$205,000

2 Bedroom, 2.00 Bathroom, 816 sqft
Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Welcome to this 2-bedroom, 2-bathroom townhouse in the vibrant Southfork community, offering 815 sq. ft. of comfortable living space. The main floor features a fully equipped kitchen with stainless steel appliances, abundant cabinet space and a large window that fills the space with natural light. The bright living room opens onto your private balcony—perfect for relaxing or entertaining. Upstairs, you’ll find a spacious primary bedroom with a 4-piece ensuite and walk-in closet. The lower level includes a second bedroom, full bathroom, laundry area and convenient storage. Enjoy the many community amenities, including bike and walking paths, playgrounds and schools—all within easy reach. Plus, you’ll have quick access to Highways 2 and 2A for effortless commuting. This townhouse combines functionality, style, and location—perfect for anyone seeking a comfortable home in a vibrant community.



Built in 2012

Essential Information

MLS® #	E4461461
Price	\$205,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	816
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	158 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

Amenities

Amenities	Deck, Parking-Visitor
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed	October 9th, 2025
Days on Market	7
Zoning	Zone 81
Condo Fee	\$317

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