

## **\$195,000 - 281 401 Southfork Drive, Leduc**

MLS® #E4455400

**\$195,000**

2 Bedroom, 2.00 Bathroom, 805 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Southfork, A Community Designed For Connection. Bike & Walking Paths, Multiple Playgrounds & a K-8 School Are Just A Few Of The Features Youâ€™ll Enjoy While Living Here. With Easy Access To Highway 2 & 2A, Commuting Is A Breeze. The Rushes Of Southfork Is Located At The Main Entrance Of The Subdivision, On a Bus Route & Walking Distance To The Corner Store. Within This Complex Youâ€™ll Notice Well-Maintained Grounds With Visitor Parking. Unit 281: The Upper Level Features a Generous Sized Primary Bedroom With 4-Piece Ensuite & Walk-In Closet. On The Main, The Kitchen Is Fully Equipped With 4 Appliances, Stylish Tile Back Splash And a Large Window Which Provides Plenty Of Natural Light. The Living & Dining Area Is Bright With a Peaceful View Of a Park Like Setting And a Door To Access Your Private Balcony. On The Lower Level, Is Another Bedroom, Full Bathroom Plus Laundry And Under Stair Storage. Your Private Parking Is Located Directly In Front Of Your Unit. Bring A Paint Brush And Add Your Person Touch!

Built in 2014

### **Essential Information**

MLS® # E4455400

Price \$195,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 805               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 281 401 Southfork Drive |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0X1                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Detectors    Smoke,    Parking-Plug-Ins,    Parking-Visitor,    Patio,<br>Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Parking Pad Cement/Paved   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Low Maintenance Landscape,<br>No Back Lane, Playground Nearby, Public Transportation, Schools, |

|              |                  |
|--------------|------------------|
|              | Shopping Nearby  |
| Roof         | Asphalt Shingles |
| Construction | Wood, Vinyl      |
| Foundation   | Slab             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 81           |
| Condo Fee      | \$350             |



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Listing information last updated on August 30th, 2025 at 11:02am MDT