

# \$247,400 - 107 401 Southfork Drive, Leduc

MLS® #E4428838

**\$247,400**

2 Bedroom, 2.50 Bathroom, 1,054 sqft  
Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Welcome to rushes of southfork! This well-kept townhouse offers 2 SPACIOUS BEDROOMS—each with its own ENSUITE—and a total of 2.5 BATHS. The main floor features a BRIGHT, OPEN LAYOUT with ENGINEERED HARDWOOD, a kitchen with GRANITE COUNTERS, STAINLESS STEEL APPLIANCES, TILE BACKSPLASH, and an EAT-UP BAR. A convenient HALF BATH is also on the main level. Upstairs, you'll find LAUNDRY near both bedrooms. Step outside to your PRIVATE DECK with a PRIVACY FENCE between units—perfect for quiet mornings. The OVERSIZED SINGLE ATTACHED GARAGE offers storage, plus there's TONS OF STREET PARKING and DESIGNATED VISITOR SPOTS. Whether you're buying your FIRST HOME, downsizing, or INVESTING, this one's a smart choice in a growing community with EASY ACCESS to the QE2 and nearby AMENITIES.

Built in 2017

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428838  |
| Price     | \$247,400 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,054             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 107 401 Southfork Drive |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9X 0X1                 |

### Amenities

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Hot Wtr Tank-Energy Star, Parking-Visitor, See Remarks |
| Parking   | Insulated, Over Sized, Single Garage Attached, See Remarks                                          |

### Interior

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Airport Nearby, Fenced, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 81         |
| Condo Fee      | \$420           |

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Listing information last updated on April 4th, 2025 at 8:32pm MDT