# \$232,900 - 227 401 Southfork Drive, Leduc

MLS® #E4429395

#### \$232,900

2 Bedroom, 2.50 Bathroom, 1,012 sqft Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

First time homebuyer? Looking to downsize? Or considering a revenue property? This move-in ready 1000+ sq ft 2 Bed + 2.5 Bath home is perfectly suited to meet your needs. Nicely designed open main floor has durable wall-to-wall engineered hardwood throughout and is one of the few units that has a Half Bath on the main floor. Good sized Kitchen with plenty of cabinets and granite counters, including an eat-up bar. Kitchen also has ss appliances, tile backsplash, and upgraded hardware. Upstairs features 2 large Bedrooms, both with walk-in closets and Master Baths! Laundry is conveniently located on the upper floor. Large, bright windows throughout to let in the sunshine, this unit also has AC for those hot summer days. Outside, enjoy quiet evenings on your private deck with no back neighbours. Great location, close to all amenities and easy access to the QE2. Don't miss out!

Built in 2014

#### **Essential Information**

MLS® # E4429395 Price \$232,900

Bedrooms 2
Bathrooms 2.50
Full Baths 2





Half Baths 1

Square Footage 1,012 Acres 0.00 Year Built 2014

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

## **Community Information**

Address 227 401 Southfork Drive

Area Leduc
Subdivision Southfork
City Leduc

County ALBERTA

Province AB

Postal Code T9E 0X1

## **Amenities**

Amenities Air Conditioner, Deck, Parking-Visitor Parking Over Sized, Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Landscaped, No Through Road,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Caledonia Park School

Caledonia Park/Leduc Comp Middle

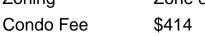
High Leduc Composite High

#### **Additional Information**

**Date Listed** April 6th, 2025

Days on Market 15

Zone 81 Zoning





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Listing information last updated on April 21st, 2025 at 12:02am MDT