

## \$204,854 - 206 401 Southfork Drive, Leduc

MLS® #E4427322

**\$204,854**

2 Bedroom, 2.00 Bathroom, 813 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Attractive 2 bedroom 2 bath modern townhouse condo in the desirable Southfork sub-division. Convenient parking right in front of the unit. Shoe rack at front entry stays. Ceramic tile throughout the main floor. Well designed step saver kitchen, lots of cabinetry, stainless steel appliances stay and large window with top down pleated shade. Open concept Dining and living room with large window and door to rear deck. Upstairs features primary bedroom with it's own balcony, walk in closet and big 4 pc ensuite. TV and bracket stay. Downstairs you will find the 2nd bedroom, 3 pc bathroom with large shower, laundry closet, utility room and storage. High efficiency furnace and hot water. Visitor parking close by. Close to all amenities including parks, schools, shopping, hospital, restaurants, easy access to Hwy 2, airport and more. You will LOVE your new home !!

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427322  |
| Price          | \$204,854 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 813       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2012              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 206 401 Southfork Drive |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0X1                 |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Deck, Parking-Visitor |
| Parking Spaces | 1                     |
| Parking        | Stall                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 81          |
| Condo Fee      | \$317            |

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Listing information last updated on May 3rd, 2025 at 3:32pm MDT