

\$215,000 - 129 401 Southfork Drive, Leduc

MLS® #E4453212

\$215,000

2 Bedroom, 2.00 Bathroom, 806 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Welcome to this stylish and functional 2-bedroom, 2-bathroom townhome in the sought-after Rushes of Southfork community. This unique layout offers convenience and flexibility with a split-level entrance – head downstairs to find a spacious bedroom, full bathroom, laundry area, and mechanical room, ideal for guests or a private home office. The main floor features a modern kitchen with ample cabinet space, stainless steel appliances, and an open-concept living area perfect for entertaining. Upstairs, you'll find the bright and airy primary suite complete with a full ensuite and access to a private balcony – the perfect place to unwind. Enjoy summer evenings on the back deck and the convenience of a dedicated rear parking pad. Located close to parks, schools, and amenities, this home offers exceptional value in a vibrant, family-friendly neighborhood.

Built in 2012

Essential Information

MLS® #	E4453212
Price	\$215,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	806



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

Community Information

Address	129 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke
Parking	No Garage, Parking Pad Cement/Paved

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	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 15th, 2025
Days on Market	3

Zoning Zone 81
Condo Fee \$356



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