

## \$229,000 - 165 401 Southfork Drive, Leduc

MLS® #E4443911

**\$229,000**

2 Bedroom, 2.00 Bathroom, 1,029 sqft  
Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

This beautifully bright spacious open concept home is ready for you. Awesome granite counters, wide open & bright. Stainless appliances. The main floor is designed for family comfort and entertaining. Upstairs has. 2 very spacious bedrooms, the master has a 3 pce. ensuite. There is also a 4 pce. bath and laundry closet finish this upper level. The garage is an oversized single with the mechanical room and lots of storage. The parking bay is 11' wide & 22' deep with a work bench area for tinkering.

Built in 2013

### Essential Information

MLS® #	E4443911
Price	\$229,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information



Address	165 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

### **Amenities**

Amenities	Deck, Vinyl Windows
Parking Spaces	2
Parking	Insulated, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	66
Zoning	Zone 81
Condo Fee	\$414

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