

# \$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	3
Zoning	Zone 81
Condo Fee	\$420

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