

## \$239,900 - 245 401 Southfork Drive, Leduc

MLS® #E4437414

**\$239,900**

2 Bedroom, 2.50 Bathroom, 1,085 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Quick Possession Available! This spacious 1,085 sq ft unit offers 2.5 bathrooms & two generous primary bedrooms—each featuring its own ensuite & walk-in closet. The main level showcases an open-concept layout with engineered hardwood flooring throughout. A stylish U-shaped kitchen includes stainless steel appliances & granite countertops, while the bright living room features large windows that fill the space with natural light. A convenient half bath completes this level. Upstairs laundry completes the upper level with the 2 primary bedrooms. The lower level includes a welcoming front foyer, a utility/storage room & an oversized tandem single garage—measuring approximately 31 feet in length. Located in a great community with easy access to the QE2 & close to all major amenities.

Built in 2014

### Essential Information

MLS® #	E4437414
Price	\$239,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,085



Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	245 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

### Amenities

Amenities	Deck, Parking-Visitor, Vinyl Windows, See Remarks
Parking	Over Sized, Single Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 20th, 2025
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Days on Market	2
Zoning	Zone 81
Condo Fee	\$414

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