

## \$235,000 - 212 401 Southfork Drive, Leduc

MLS® #E4442563

**\$235,000**

2 Bedroom, 2.00 Bathroom, 1,331 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

**IMMEDIATE POSSESSION! NICELY  
UPGRADED! BACKING WALKING TRAIL!**

**ATTACHED GARAGE! CENTRAL A/C!**

Looking for your first home or investment property? This 2 bed, 2 bath townhouse in the Rushes of Southfork shows well; great turnkey option! Feat: engineered hardwood, granite countertops throughout, stainless steel appliances, 24' deep garage w/ additional storage behind, upstairs laundry, & more! Lower level oversized single garage / mechanical / storage leads upstairs to your open concept living / kitchen / dining space; terrific spot for movies & visiting with quests. Access to the back deck & closet. Upstairs brings two bedrooms! One with the 3 pce ensuite & walk in closet; the other with walk in closet. 4 pce bathroom & laundry steps away. Quick access to Highway 2, EIA, & Leduc Common for shopping & amenities. Embrace the maintenance free lifestyle; unlock, unpack, & enjoy!

Built in 2012

### Essential Information

MLS® # E4442563

Price \$235,000

Bedrooms 2

Bathrooms 2.00



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,331             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 212 401 Southfork Drive |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0X1                 |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Parking-Visitor, Vinyl Windows |
| Parking   | Single Garage Attached                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 81         |
| Condo Fee      | \$414           |

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Listing information last updated on June 17th, 2025 at 12:32am MDT