

## \$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 | 62              |
| Zoning         | Zone 81         |
| Condo Fee      | \$414           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 24th, 2025 at 3:47am MDT