

## \$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 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 3       |
| Zoning         | Zone 81 |
| Condo Fee      | \$414   |

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Listing information last updated on May 23rd, 2025 at 6:17am MDT