

## \$199,000 - 214 401 Southfork Drive, Leduc

MLS® #E4435824

**\$199,000**

2 Bedroom, 2.00 Bathroom, 721 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork! Welcome to this charming bi-level townhouse located in the vibrant and growing community of Leduc! Offering over 720 sq. ft. of practical, well-designed living space, this home is ideal for first-time buyers, downsizers, or investors. The layout is thoughtfully designed for convenience & functionality, featuring 2 spacious bedrooms & 2 full bathrooms, providing privacy and flexibility! The main living area is bright & open leading to a spacious balcony! The galley kitchen equipped w/ essential stainless steel appliances offers practical space for meal prep and tons of storage! Located in the heart of Leduc, you're just minutes from local shops, schools, parks, and walking trails, with easy access to public transportation and major routes for commuting. Perfect for a growing family, empty nesters or the savvy investor looking to expand their portfolio. Low-maintenance living in a fantastic central location!

Built in 2012

### Essential Information

MLS® # E4435824

Price \$199,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	721
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	214 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

### Amenities

Amenities	Off Street Parking
Parking Spaces	1
Parking	Parking Pad Cement/Paved, Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Calmar Elementary School  
Middle                              Calmar Secondary School  
High                                Leduc Composite Highschool

**Additional Information**

Date Listed                      May 10th, 2025  
Days on Market                37  
Zoning                              Zone 81  
Condo Fee                        \$317

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