

\$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, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
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	83
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 September 14th, 2025 at 3:17pm MDT