# \$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
Туре	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 ListedJune 15th, 2025Days on Market20ZoningZone 81Condo Fee\$414

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