

## \$205,000 - 308 401 Southfork Drive, Leduc

MLS® #E4431079

**\$205,000**

2 Bedroom, 2.00 Bathroom, 899 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Bright, open, and beautifully designed! This stunning home features a spacious main floor with large windows that flood the space with natural light. The kitchen features stainless steel appliances, rich espresso cabinetry, and a stylish tile backsplash. Upstairs, enjoy a generous primary bedroom complete with walk-in closet and a 4-piece ensuite. The lower level offers a large additional bedroom and a full 3-piece bathroom—perfect for guests or a home office. Step out onto the deck to relax with peaceful views of the greenspace. Located just minutes from the airport, this home blends comfort, convenience, and style! Some pictures have been virtually staged to imagine the space.

Built in 2016

### Essential Information

MLS® #	E4431079
Price	\$205,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	899
Acres	0.00
Year Built	2016
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	308 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Parking-Visitor
Parking Spaces	1
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Flat Site, Landscaped, Shopping Nearby
Roof	Vinyl Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 16th, 2025
Days on Market	3
Zoning	Zone 81
Condo Fee	\$317

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