

## \$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 | 15               |
| Zoning         | Zone 81          |
| Condo Fee      | \$317            |

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Listing information last updated on May 1st, 2025 at 11:47am MDT