

## \$215,000 - 129 401 Southfork Drive, Leduc

MLS® #E4453212

**\$215,000**

2 Bedroom, 2.00 Bathroom, 806 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Welcome to this stylish and functional 2-bedroom, 2-bathroom townhome in the sought-after Rushes of Southfork community. This unique layout offers convenience and flexibility with a split-level entrance – head downstairs to find a spacious bedroom, full bathroom, laundry area, and mechanical room, ideal for guests or a private home office. The main floor features a modern kitchen with ample cabinet space, stainless steel appliances, and an open-concept living area perfect for entertaining. Upstairs, you'll find the bright and airy primary suite complete with a full ensuite and access to a private balcony – the perfect place to unwind. Enjoy summer evenings on the back deck and the convenience of a dedicated rear parking pad. Located close to parks, schools, and amenities, this home offers exceptional value in a vibrant, family-friendly neighborhood.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453212  |
| Price          | \$215,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 806       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2012              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 129 401 Southfork Drive |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0X1                 |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Off Street Parking, Deck, Detectors Smoke |
| Parking   | No Garage, 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           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 4                 |

Zoning                      Zone 81  
Condo Fee                \$356



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