

## \$232,900 - 227 401 Southfork Drive, Leduc

MLS® #E4429395

**\$232,900**

2 Bedroom, 2.50 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

First time homebuyer? Looking to downsize? Or considering a revenue property? This move-in ready 1000+ sq ft 2 Bed + 2.5 Bath home is perfectly suited to meet your needs. Nicely designed open main floor has durable wall-to-wall engineered hardwood throughout and is one of the few units that has a Half Bath on the main floor. Good sized Kitchen with plenty of cabinets and granite counters, including an eat-up bar. Kitchen also has ss appliances, tile backsplash, and upgraded hardware. Upstairs features 2 large Bedrooms, both with walk-in closets and Master Baths! Laundry is conveniently located on the upper floor. Large, bright windows throughout to let in the sunshine, this unit also has AC for those hot summer days. Outside, enjoy quiet evenings on your private deck with no back neighbours. Great location, close to all amenities and easy access to the QE2. Don't miss out!

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429395  |
| Price      | \$232,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,012             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 227 401 Southfork Drive |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0X1                 |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Visitor |
| Parking   | Over Sized, Single Garage Attached     |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, 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, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                               |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Caledonia Park School  
Middle                              Caledonia Park/Leduc Comp  
High                                 Leduc Composite High

**Additional Information**

Date Listed                      April 6th, 2025  
Days on Market                28  
Zoning                              Zone 81  
Condo Fee                        \$414



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