# \$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 â€" 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 â€" 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**

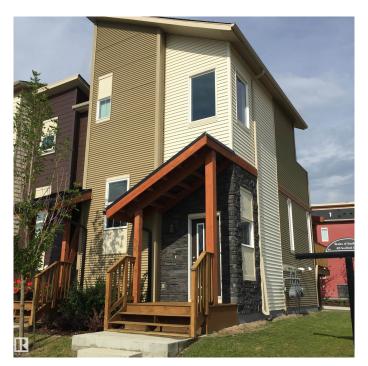
MLS® # E4453212 Price \$215,000

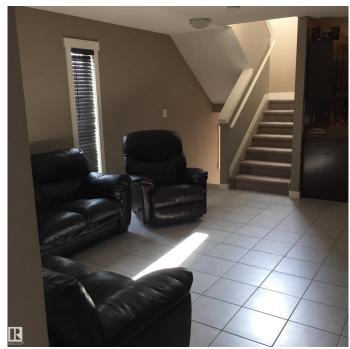
Bedrooms 2

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 1

Zoning Zone 81 Condo Fee \$356



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