

## **\$239,900 - 265 401 Southfork Drive, Leduc**

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MLS® #E4439947

**\$239,900**

2 Bedroom, 2.50 Bathroom, 1,149 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Welcome to the Rushes of Southfork in Leduc! This well-maintained original owner townhouse is sure to impress you. The entry-level features convenient access to an oversized single attached garage, providing ample room for storage. The main floor boasts a spacious kitchen with rich brown cabinetry, granite countertops, tiled backsplash, and a peninsula with eating barâ€”ideal for casual dining or entertaining. Upstairs, youâ€™ll find a dual primary suite layout, perfect for roommates, guests, or growing families. Each generously sized bedroom includes its own walk-in closet and 4-piece ensuite with granite countertops. Additional features include upstairs laundry, a private wood deck, engineered hardwood flooring, and more! Located just off Highway 2A, this home offers quick access to major routes and is only minutes from parks, schools, and everyday amenities. For more details please visit the REALTORâ€™sÂ® Website.



Built in 2014

### **Essential Information**

MLS® #	E4439947
Price	\$239,900
Bedrooms	2
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,149
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	265 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

### **Amenities**

Amenities	Deck, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, 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, Stone, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	18
Zoning	Zone 81
Condo Fee	\$408

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