Courtesy Of Jason A Thomas Of Royal Lepage Summit Realty

$250,000 - 187 401 Southfork Drive, Leduc

MLS® #E4462452

$250,000
2 Bedroom, 2.00 Bathroom, 1,065 sqft
Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Unbeatable value for a 2 bedroom home with a single garage! 1065 square feet of living space for this corner end unit which allows an extra wall of south facing windows to let the sun shine in. Don't worry about the extra sunlight, the central air conditioning keeps the temperature just right. Open concept layout includes hardwood throughout the main floor, a gourmet kitchen with granite kitchen countertops, equipped with stainless steel appliances, and tons of cabinet space. Upstairs there is laundry, full bathroom, 2 bedrooms with walk-in closets, and the master bedroom also has a 3 piece ensuite. Bathrooms feature granite counters tops and tile floors. Extra storage room is in the single attached garage and there is a parking pad, so you can have 2 vehicles. The balcony off the main floor is private and does not face neighbours. Excellent Southfork location close to schools, walking trails, lake, and parks/playgrounds, and shopping.

Built in 2013

Essential Information

MLS® #	E4462452
Price	$250,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,065
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	187 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6"
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation	Slab

Additional Information

Date Listed	October 16th, 2025
Days on Market	1
Zoning	Zone 81
Condo Fee	$414

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Listing information last updated on October 17th, 2025 at 4:17pm MDT