

Courtesy Of Lisa G Makelki Of 2% Realty Pro

## \$229,900 - 211 401 Southfork Drive, Leduc

MLS® #E4422348

**\$229,900**

2 Bedroom, 2.00 Bathroom, 1,001 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 Bath home is perfectly suited to meet your needs. Nicely designed open main floor has durable wall-to-wall engineered hardwood throughout. Good sized kitchen with plenty of cabinets and granite counters, including an eat-up bar. Kitchen also has stainless steel appliances, tile backsplash, and upgraded hardware. The Master bedroom features a 3-pc ensuite with a large shower and granite counters, plus a walk-in closet. Laundry is conveniently located on the upper floor along with the 2nd bedroom and main bath, again with more granite! Large, bright windows throughout let in the sunshine, and this unit also has AC for those hot summer days. Outside, enjoy quiet evenings on your sunny deck as you overlook the peaceful greenspace. Great location, close to all amenities and easy access to the QE2. Don't miss out!

Built in 2014

### Essential Information

MLS® #	E4422348
Price	\$229,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,001
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	211 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, No Smoking Home, 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, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

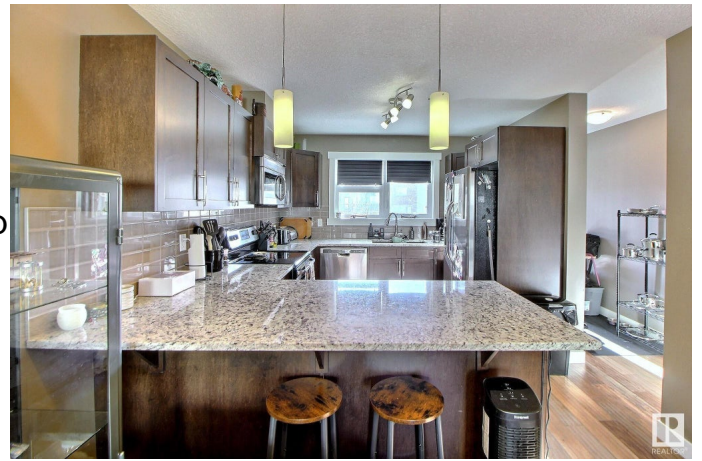
Foundation Concrete Perimeter

### School Information

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

### Additional Information

Date Listed February 21st, 2025  
Days on Market 21  
Zoning Zone 81  
Condo Fee \$414



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Listing information last updated on March 14th, 2025 at 1:32am MDT