

\$247,900 - 266 401 Southfork Drive, Leduc

MLS® #E4430670

\$247,900

2 Bedroom, 2.50 Bathroom, 1,243 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

**BETTER THAN NEW! BACKS
GREENSPACE! HEATED GARAGE W/
EPOXY FLOOR! IMMEDIATE POSSESSION!**

This 1242 sq ft 2 bed, 2.5 bath home w/ 31' DEEP TANDEM PAINTED GARAGE & man door to the back for green space access. has been meticulously cared for. Granite countertops w/ subway tile throughout, engineered hand scratched hardwood, stainless steel appliances, & more! Main floor living space unites the kitchen / dining / living room together with a true open concept design. 2 pce bathroom & rear deck access for convenience. Upstairs brings duel primary bedrooms, each with their own 4 pce ensuite w/ tile flooring & walk in closet! Upper laundry & linen storage. No neighbours directly behind w/ deck for summer BBQs. Quick access to EIA & Hwy 2, amenities, schools, & multiple playgrounds. Terrific first home or investment property!

Built in 2014

Essential Information

MLS® #	E4430670
Price	\$247,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,243
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	266 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

Amenities

Amenities	Deck, Parking-Visitor, Vinyl Windows
Parking	Heated, Single Garage Attached, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 12th, 2025
Days on Market	72
Zoning	Zone 81
Condo Fee	\$414

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