

\$239,900 - 245 401 Southfork Drive, Leduc

MLS® #E4437414

\$239,900

2 Bedroom, 2.50 Bathroom, 1,085 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Quick Possession Available! This spacious 1,085 sq ft unit offers 2.5 bathrooms & two generous primary bedrooms—each featuring its own ensuite & walk-in closet. The main level showcases an open-concept layout with engineered hardwood flooring throughout. A stylish U-shaped kitchen includes stainless steel appliances & granite countertops, while the bright living room features large windows that fill the space with natural light. A convenient half bath completes this level. Upstairs laundry completes the upper level with the 2 primary bedrooms. The lower level includes a welcoming front foyer, a utility/storage room & an oversized tandem single garage—measuring approximately 31 feet in length. Located in a great community with easy access to the QE2 & close to all major amenities.

Built in 2014

Essential Information

MLS® #	E4437414
Price	\$239,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,085



Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	245 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

Amenities

Amenities	Deck, Parking-Visitor, Vinyl Windows, See Remarks
Parking	Over Sized, 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
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 20th, 2025
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Days on Market	11
Zoning	Zone 81
Condo Fee	\$414

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Listing information last updated on May 31st, 2025 at 5:47pm MDT