

\$225,000 - 160 401 Southfork Drive, Leduc

MLS® #E4465722

\$225,000

2 Bedroom, 2.00 Bathroom, 862 sqft
Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Step into this beautifully refreshed 2-bedroom, 2-bath townhouse tucked in the heart of Southfork. The stairs and bedrooms boast brand new carpet (2024) that enhances the fresh, inviting ambiance, while stainless-steel appliances elevate the modern kitchen with sleek, durable style. With full laundry in the basement, everyday convenience is at your fingertips—no shared spaces, just your own washer and dryer ready to go. The floor-plan strikes a smart balance of shared and private spaces: two full bathrooms ensure comfort for guests and residents alike. Parking is a breeze thanks to your dedicated pad right outside the unit. Ideal for first-time buyers, busy professionals or investors seeking a turnkey opportunity in a dynamic community. Ready to call home? Letâ€™s make it yours.

Built in 2013

Essential Information

MLS® #	E4465722
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	862
Acres	0.00
Year Built	2013



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	160 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 14th, 2025
Days on Market	3
Zoning	Zone 81
Condo Fee	\$317

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