

## \$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	90
Zoning	Zone 81
Condo Fee	\$414

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