

# \$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? Let’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 | 1                   |
| Zoning         | Zone 81             |
| Condo Fee      | \$317               |

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Listing information last updated on November 15th, 2025 at 11:32am MST