

## \$214,999 - 203 401 Southfork Drive, Leduc

MLS® #E4439790

**\$214,999**

2 Bedroom, 2.00 Bathroom, 806 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Welcome home to the Rushes at Southfork, this END UNIT Townhouse is truly turn key. This bright and stylish 2 bed, 2 bath bi-level end unit is perfect for first-time buyers, investors, or anyone looking to downsize without compromise. Enjoy laminate flooring on the main, tile in the entry and bathrooms, stainless steel appliances, and large windows that fill the home with natural light. The main floor offers an open-concept living and dining area with a galley kitchen—perfect for hosting or relaxing. Upstairs, the oversized primary bedroom features a walk-in closet and 4-piece bath. The lower level includes a spacious second bedroom or home office, 3-piece bath, laundry, and extra storage and mechanical space—ideal for shared living or guest privacy. Step out onto your private back deck, perfect for summer BBQs. Low condo fees of just \$316/month in a well-maintained, character-filled complex. Quick access to Highway 2, downtown Leduc, and the airport—an unbeatable location and value!

Built in 2014

### Essential Information

MLS® # E4439790

Price \$214,999

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	806
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	203 401 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, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 1st, 2025
Days on Market	16
Zoning	Zone 81
Condo Fee	\$317



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