

\$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 | 9 |
| Zoning | Zone 81 |
| Condo Fee | \$414 |

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Listing information last updated on April 21st, 2025 at 2:02am MDT