

## \$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 | 20               |
| Zoning         | Zone 81          |
| Condo Fee      | \$414            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 6:47am MDT