

## \$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!

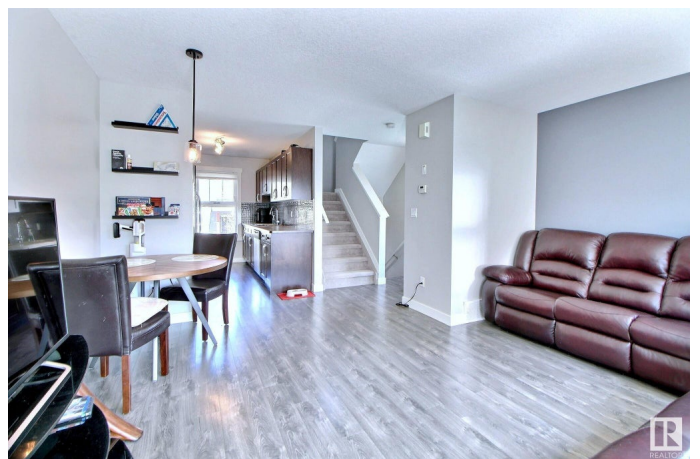
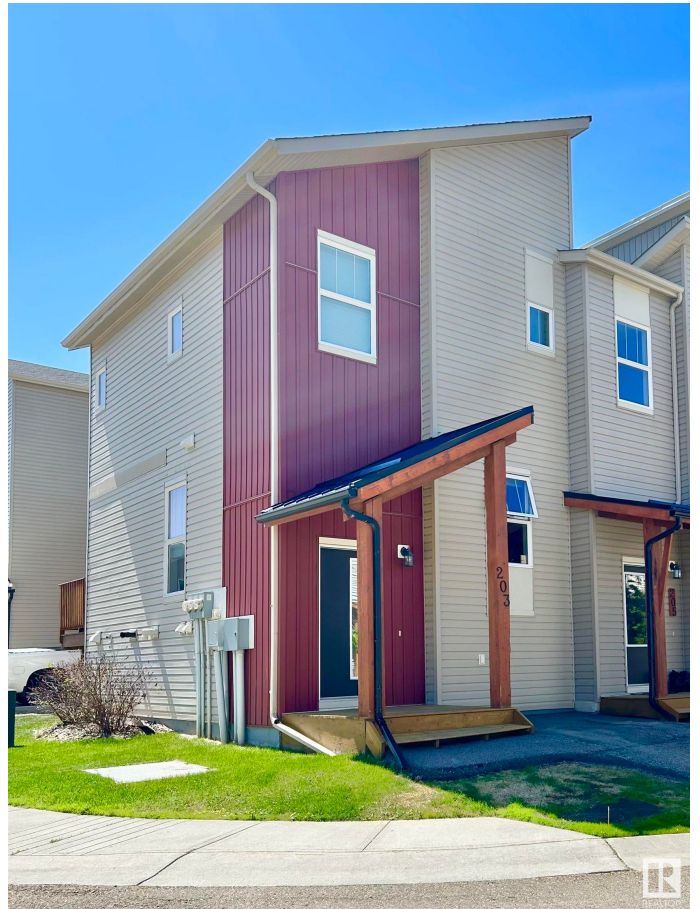
Built in 2014

### 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 | 6              |
| Zoning         | Zone 81        |
| Condo Fee      | \$317          |



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Listing information last updated on June 7th, 2025 at 1:47pm MDT