

# \$239,900 - 265 401 Southfork Drive, Leduc

MLS® #E4439947

**\$239,900**

2 Bedroom, 2.50 Bathroom, 1,149 sqft  
Condo / Townhouse on 0.00 Acres

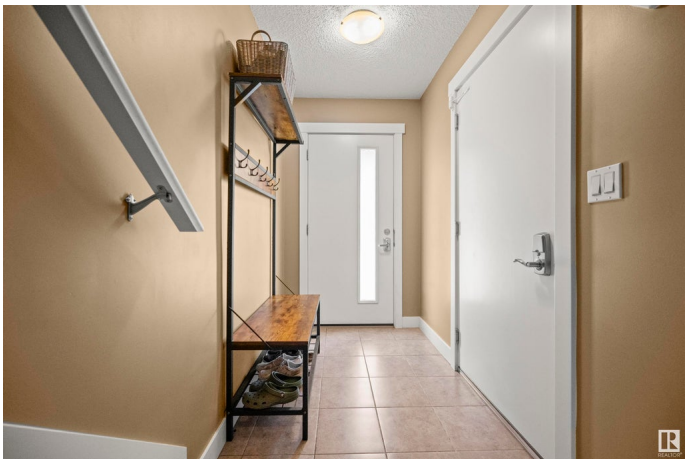
Southfork, Leduc, AB

Welcome to the Rushes of Southfork in Leduc! This well-maintained original owner townhouse is sure to impress you. The entry-level features convenient access to an oversized single attached garage, providing ample room for storage. The main floor boasts a spacious kitchen with rich brown cabinetry, granite countertops, tiled backsplash, and a peninsula with eating bar—ideal for casual dining or entertaining. Upstairs, you’ll find a dual primary suite layout, perfect for roommates, guests, or growing families. Each generously sized bedroom includes its own walk-in closet and 4-piece ensuite with granite countertops. Additional features include upstairs laundry, a private wood deck, engineered hardwood flooring, and more! Located just off Highway 2A, this home offers quick access to major routes and is only minutes from parks, schools, and everyday amenities. For more details please visit the REALTOR’s® Website.

Built in 2014

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439947  |
| Price     | \$239,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,149             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 265 401 Southfork Drive |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0X1                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Parking-Visitor  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, No Basement                                                                                                      |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                            |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Stone, Vinyl                                            |
| Foundation        | Concrete Perimeter                                            |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 15             |
| Zoning         | Zone 81        |
| Condo Fee      | \$408          |

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Listing information last updated on June 17th, 2025 at 5:47am MDT