

## \$210,000 - 153 401 Southfork Drive, Leduc

MLS® #E4461881

**\$210,000**

2 Bedroom, 2.00 Bathroom, 821 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

Welcome to The Rushes of Southfork! Located in a family-friendly community with walking paths, playgrounds, and a K&#8 school nearby. Easy access to Hwy 2 & 2A makes commuting a breeze. Unit 153 offers a bright layout with a modern kitchen, tile backsplash, and large window. The open living and dining area leads to a private balcony with peaceful park views. Upstairs features a spacious primary bedroom with a 4-piece ensuite and walk-in closet. The lower level includes a second bedroom, a full bath, laundry, and storage. Private parking right out front of the unit.

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4461881          |
| Price          | \$210,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 821               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 153 401 Southfork Drive |
| Area        | Leduc                   |
| Subdivision | Southfork               |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0X1                 |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking Home |
| 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 | Airport Nearby, Commercial, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Unknown                                                                 |
| Construction      | Wood, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 81            |
| Condo Fee      | \$317              |

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Listing information last updated on October 14th, 2025 at 9:47pm MDT