



## 401 SOUTHFORK Drive 287 Leduc AB

\$229,900

CHARMING 2-bed, 2.5-bath executive style END-UNIT townhouse in the sought-after Southfork community! This home boasts an open-concept living/dining area w/ luxurious HARDWOOD FL & extra VINYL WINDOWS, filling the space w/ natural light. The bright kitchen features sleek QUARTZ COUNTERTOPS, S/S APPLIANCES, & ample counter space, perfect for culinary enthusiasts. Step out onto the DECK overlooking the common yard, where maintenance is handled by condo mgmt, letting you enjoy STRESS-FREE LIVING! A convenient 2pc bath completes the main floor. Upstairs, you'll find the unique DBL PRIMARY BEDROOM layout, each w/ private 4pc ENSUITE & W-I CLOSETS. Upper-floor plush carpets & laundry area adds comfort & convenience. OVERSIZED TANDUM GARAGE (31'x11') provides plenty of parking & a separate utility room w/ plenty of storage. Easy access to HWY 2 offers a smooth commute & proximity to the airport, shopping, schools, & more!

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

ehickey@remax.net  
<https://www.wesellleduc.com/>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net