



401 SOUTHFORK Drive 105 Leduc AB

\$225,000

LOCATION LOCATION LOCATION. END UNIT next to reserve space! This street facing unit in the Rushes of Southfork offers more parking and privacy than all the competition. This charming bi-level is perfect for first time buyers & investors alike, with almost 1200 sq ft of living space + QUICK POSSESSION available. The main level offers LARGE windows with loads of natural light, generous sized living room, dining large enough for 4 & access to rear deck. The galley kitchen offers Espresso cabinetry, SS appliances, lots of counter space, mosaic tile backsplash & ample cabinet space. The upper level principal suite is a great size w/walk-in closet & 4 pc ensuite bath. The finished basement includes a second bedroom, 3 pc main bath, utility room, laundry & storage space. Parking pad is directly at rear of unit & plenty of visitor parking is available across from the unit. Close to trails, parks, playground, transit, & excellent access to Hwy 2 to EIA & the city. Come take a peak & fall in love.

Listing Presented By:



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