



## 401 SOUTHFORK Drive 270 Leduc AB

\$204,900

Welcome to the Rushes of Southfork, a vibrant community in Southeast Leduc! This chic townhouse-style condo has been freshly painted and is perfect for first-time buyers or investors. With 2 bedrooms and 2 bathrooms, it offers an open-concept living/dining area and a modern kitchen equipped with stainless steel appliances. Step out onto the serene balcony for some fresh air. The spacious primary bedroom features a 4-piece ensuite and walk-in closet, while the lower level includes a second bedroom, 3-piece bath, laundry with additional storage. Enjoy convenient access to amenities, QEII, and Hwy 2A. Pets are allowed with board approval, and the unit's location on Southfork Drive provides extra visitor parking. This home is a fantastic opportunity for anyone looking to supplement their mortgage by renting out a bedroom or those needing separate living spaces. Don't miss out--this unit truly shows as a "10"!

Listing Presented By:



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