



## 401 SOUTHFORK Drive 279 Leduc AB

\$229,000

WOW!! Welcome to this immaculate 2-bedroom, 2.5-bathroom townhouse. This unit backs onto greenspace and features a bright, open-concept kitchen with granite countertops, SS appliances, and plenty of counter space for entertaining or cooking. Off the kitchen is a spacious living/dining area, along with a 2PC bathroom. The upper level has a double master bedroom design, with each bedroom having its own 4PC bathroom as well as convenient upper floor laundry. The garage is an extra-large tandem style, equipped with a separate mandoor for easy access to the greenspace. Numerous upgrades inc a newly painted main floor and bedrooms, new window coverings, a new window in the master bedroom, and a new dryer. Additionally, the deck will be refurbished in the spring, and new insulation has been installed in the attic. Southfork is conveniently located next to Highway 2, just minutes from the airport and ideal for commuting to the airport and ideal or commuting to Nisku, the Outlet Mall, and Costco!

Listing Presented By:



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