

\$549,900 - 187 Sturtz Bend, Leduc

MLS® #E4427994

\$549,900

3 Bedroom, 2.50 Bathroom, 1,894 sqft
Single Family on 0.00 Acres

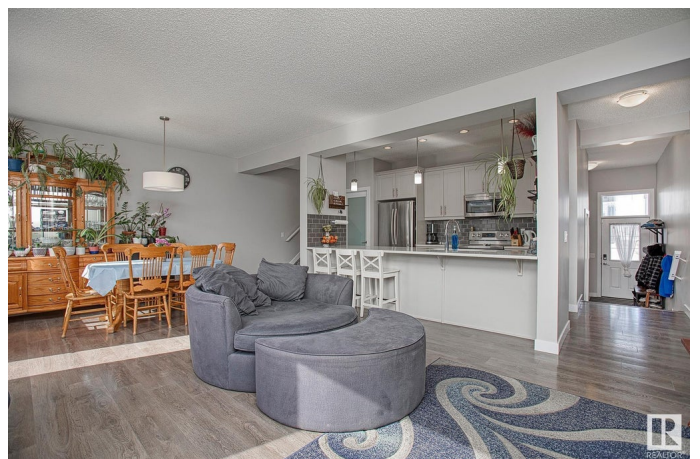
Southfork, Leduc, AB

Welcome to SouthFork! This gorgeous 1,890 SqFt 2-Storey is situated on a massive, south-facing Pie Lot - the perfect family home. Backs onto an alley - giving you the potential for RV parking and/or a 2nd garage! The 9' Main floor has laminate flooring & boasts a beautiful Kitchen having plenty of Quartz Countertops & White Cabinets; gigantic Island; S/S Appliances & a Walk-In Pantry. The large windows in the spacious Living Rm & Dining Area allow for an abundance of natural light. The Upper floor greets you with a Bonus Room ideal for family movies. The 3 Bedrooms include a large Primary Bedroom that has a W/I Closet & Full Ensuite (2 Sinks; Shower; large Soaker Tub). The Main Bathroom & a convenient Laundry Room c/w Upper/Lower Cabinets complete this level. The backyard has a great 2-tiered deck; garden planters & so much space for the children to run around! Upgrades include: A/C; Hot/Cold Taps outside; Hunter Douglas power shades. Don't let this opportunity pass you by!

Built in 2017

Essential Information

| | |
|----------|-----------|
| MLS® # | E4427994 |
| Price | \$549,900 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,894 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 187 Sturtz Bend |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1E1 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Hot Water Tankless, HRV System |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

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| Date Listed | March 28th, 2025 |
|-------------|------------------|

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|----------------|----|
| Days on Market | 14 |
|----------------|----|

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|--------|---------|
| Zoning | Zone 81 |
|--------|---------|

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Listing information last updated on April 11th, 2025 at 7:32pm MDT