

\$427,900 - 254 Sturtz Bend, Leduc

MLS® #E4432032

\$427,900

3 Bedroom, 2.50 Bathroom, 1,379 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this gorgeous 1379 sqft 1/2 duplex w/ attached single-car garage, nestled in the heart of the desirable, family-friendly Southfork neighbourhood! With 3 bdrms, this meticulously maintained home is the perfect place to begin your journey—ideal for a young family or first-time buyer. Step inside to find light laminate flrs, neutral decor, & windows that flood the living room & dining nook w/natural light. The kitchen is sure to impress w/ its S/S appliances, lrg island, & access to a 2-tiered deck—perfect for summer BBQs w/ convenient gas hookup. Upstairs, the generous primary bdrm features a 3pc ensuite & WI closet. 2 additional bdrms w/ lrg closets, 4pc bath, & laundry complete the space w/ comfort & functionality. The undeveloped bsmt offers potential for future living space, while the fenced backyard—w/ storage shed & safe play space—makes this a true family haven. All this, just steps from parks, playgrounds, schools, golf, shopping, & quick access to Hwy 2 & 2A for an easy commute.

Built in 2013

Essential Information

MLS® # E4432032

Price \$427,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,379
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	254 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y5

Amenities

Amenities	Deck, Front Porch, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 22nd, 2025
Days on Market	2
Zoning	Zone 81

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Listing information last updated on April 23rd, 2025 at 11:02pm MDT