

## \$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**

Date Listed	March 28th, 2025
Days on Market	14
Zoning	Zone 81

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