

## \$549,900 - 187 Sturtz Bend, Leduc

MLS® #E4427994

### \$549,900

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

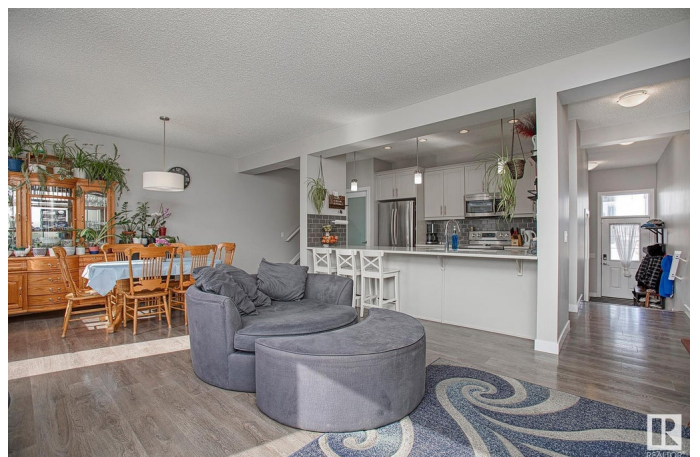
Southfork, Leduc, AB

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 | 8 |
|----------------|---|

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

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Listing information last updated on April 5th, 2025 at 7:32am MDT