# \$549,990 - 167 Sturtz Bend, Leduc

MLS® #E4428157

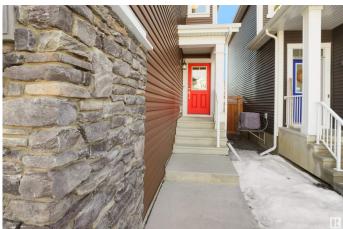
#### \$549,990

3 Bedroom, 2.50 Bathroom, 2,177 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Beautiful Home for Sale in Southfork!Located in the desirable Southfork community, this stunning 3-bedroom, 2.5-bathroom home offers 2176 sqft of stylish living space. Situated on a quiet street with wide roads, the home provides easy access and a spacious, open feel to the neighborhood. The main floor features elegant flooring, a modern kitchen with a gas stove, hood fan, and walk-in pantry, and an open layout perfect for entertaining. Upstairs, enjoy a spacious family room and office space, along with a large primary bedroom featuring a walk-in closet and 5-piece ensuite. The fully landscaped and fenced backyard includes a deck, ideal for outdoor relaxation. With wide streets, ample parking, and a family-friendly atmosphere, this home is a must-see!







Built in 2018

#### **Essential Information**

| MLS® #         | E4428157  |
|----------------|-----------|
| Price          | \$549,990 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,177     |
| Acres          | 0.00      |

| Year Built | 2018                   |
|------------|------------------------|
| Туре       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

# **Community Information**

| Address     | 167 Sturtz Bend |
|-------------|-----------------|
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1E3         |

## Amenities

| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, See |
|-----------|---|
|           | Remarks   |
| Parking   | Double Garage Attached                                      |

#### Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, |
|                   | Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window   |
|                   | Coverings, See Remarks   |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

| Exterior          | Wood, Vinyl   |  |  |
|-------------------|---|--|--|
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, |  |  |
|                   | Playground Nearby, Schools, Shopping Nearby                 |  |  |
| Roof              | Asphalt Shingles  |  |  |
| Construction      | Wood, Vinyl   |  |  |
| Foundation        | Concrete Perimeter  |  |  |

# **School Information**

| Elementary | Father Leduc Catholic |
|------------|-----------------------|
|------------|-----------------------|

### **Additional Information**

Date ListedMarch 29th, 2025Days on Market35ZoningZone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 5:32am MDT