

## \$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 | 9                |
| Zoning         | Zone 81          |

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Listing information last updated on May 1st, 2025 at 11:18am MDT