

## \$479,900 - 279 Sturtz Bend, Leduc

MLS® #E4423492

**\$479,900**

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

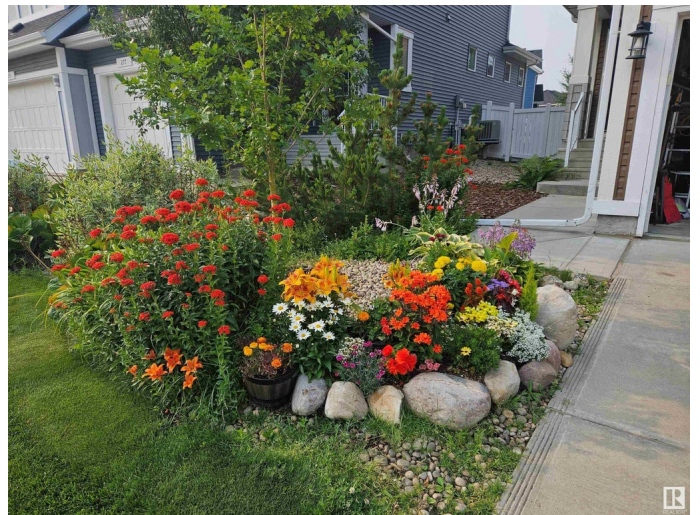
Southfork, Leduc, AB

Amazing opportunity! This 2013 Jayman built half duplex offers just under 1900 sq. ft. of comfortable living space with an attached double garage and a backyard with stunning landscaping! Air conditioned for year round comfort, newer flooring on the main, newer hot water tank. The main floor is a spacious layout with gas fireplace in living room, kitchen with full height cabinets, pantry and eating bar and the dining room has doors to the deck and out door living space/garden area. The second floor has a large bonus room with separate tech/computer desk. Three spacious bedrooms, including the primary with walk-in closet and full ensuite bath PLUS a second full bath and the laundry room are located here. The basement is unfinished so there is lots of opportunity for your own unique ideas! The back yard has been well planned with strategically placed trees for privacy and a multitude of perrennial shrubs and flowers. Your own private oasis!

Built in 2013

### Essential Information

MLS® #	E4423492
Price	\$479,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,894
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	279 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T8

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary          Father Leduc K-9

## Additional Information

Date Listed          February 28th, 2025

Days on Market      35

Zoning                Zone 81

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Listing information last updated on April 4th, 2025 at 7:17pm MDT