

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

MLS® #E4428157

### \$549,990

3 Bedroom, 2.50 Bathroom, 2,177 sqft

Single Family on 0.00 Acres

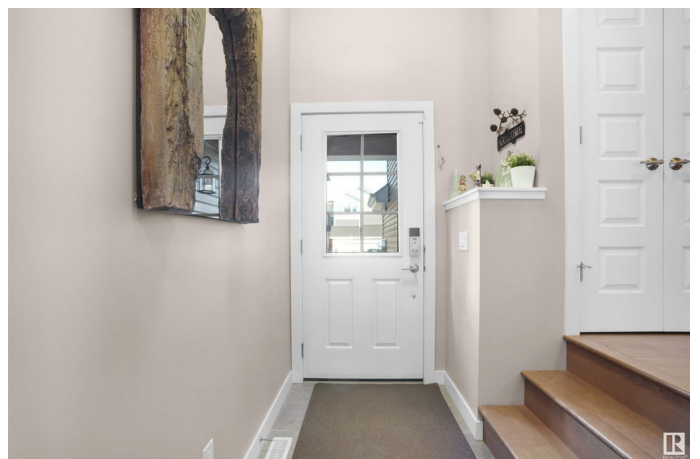
Southfork, Leduc, AB

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
Type	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 Listed March 29th, 2025

Days on Market 6

Zoning Zone 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 April 3rd, 2025 at 10:32pm MDT