

## \$535,000 - 173 Sturtz Bend, Leduc

MLS® #E4431274

**\$535,000**

3 Bedroom, 2.50 Bathroom, 2,173 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork! This 2-storey gem offers 2,170 sq.ft of bright, open-concept living. The main floor features a chef-inspired kitchen w/ a massive island & tons of storage, large dining area, & a cozy living room—all flooded w/ natural light from the south-facing windows. You'll also find a spacious pantry & stylish half bath on the main. Upstairs, enjoy a large bonus room perfect for family movie nights, plus a built-in office nook ideal for working from home. The spacious primary bedroom boasts a 5pc spa-like ensuite & generous walk-in closet. Two additional bedrooms, a 5pc main bath & upstairs laundry complete the level. The basement is partially finished & ready for your final touches. Stay cool all summer w/ central A/C! The sunny, south-facing backyard includes a deck & gazebo—perfect for summer BBQs, fires, & game nights. Double attached garage. A must-see home in a fantastic community!

Built in 2017

### Essential Information

MLS® #	E4431274
Price	\$535,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,173
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	173 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1E1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 17th, 2025

Days on Market 106

Zoning Zone 81

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