

## \$415,000 - 225 Sturtz Bend, Leduc

MLS® #E4443865

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,606 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

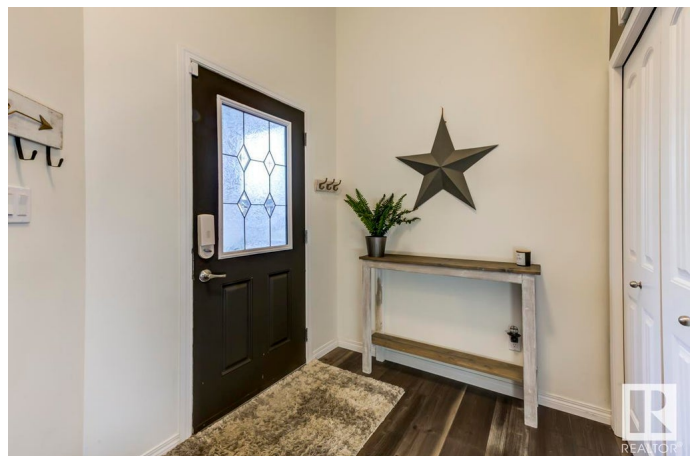
Welcome to this Beautiful and Bright well-maintained 3-bedroom, 2.5-bath home offering just over 1,600 sq ft of comfortable living space. Located in the family-friendly community of Southfork in Leduc, this half duplex features a white modern kitchen with stainless steel appliances, a center island, and plenty of cabinet space – perfect for entertaining! Upstairs, you'll find a bonus space, perfect for play room or watching T.V., spacious primary suite complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another full bath provide room for a growing family or guests. Unfinished basement has great layout with huge windows. Updated vinyl plank flooring. Enjoy the convenience of a single attached garage and the added bonus of a large backyard (room for a trampoline) with a deck – ideal for summer BBQs and outdoor relaxation. Close to schools, parks, shopping, and quick access to Highway 2/2A this home is a fantastic opportunity for first-time buyers or investors.

Built in 2013

### Essential Information

MLS® # E4443865

Price \$415,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,606         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 225 Sturtz Bend |
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 0Y5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | Fenced           |
| Roof              | Asphalt Shingles |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 43              |
| Zoning         | Zone 81         |

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Listing information last updated on August 5th, 2025 at 4:03pm MDT