

Courtesy Of Calvin R Hexter Of Exp Realty

\$549,900 - 182 Sturtz Bend, Leduc

MLS® #E4430163

\$549,900

4 Bedroom, 3.50 Bathroom, 1,853 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Get ready to be AMAZED by this LEGALLY SUITED 2-storey home in the highly desired Southfork community in Leduc, AB!! As you enter the home, youâ€™ll immediately see the MUD ROOM & 2PC BATH on the main level. Living area flows seamlessly to the kitchen which hosts BEAUTIFUL, CLASSIC WOODEN CABINETRY, GRANITE COUNTER TOPS, STAINLESS STEEL APPLIANCES, ISLAND for extra STORAGE/SEATING, & a CORNER PANTRY for added convenience! Make your way upstairs to find the SPACIOUS FAMILY ROOM, IMMACULATE PRIMARY BDRM which hosts an incredible 5PC ENSUITE w/SOAKER TUB & WALK-IN CLOSET w/CLOSET ORGANIZERS, 2 ADDITIONAL BEDROOMS, 4PC BATH, & LAUNDRY! Basement is where youâ€™ll find the LEGAL SECONDARY SUITE complete with a 2nd kitchen also with BEAUTIFUL WOODEN CABINETRY & STAINLESS STEEL APPLIANCES, LIVING AREA/REC RM AREA, a BEDROOM, 4PC BATH, & NEW (HIDDEN) STACKED LAUNDRY!! Backyard is FULLY FENCED & hosts a cement pad as well, & thereâ€™s a DBL GARAGE ATTACHED! Don't miss your chance to view this ABSOLUTE GEM!!



Built in 2015

Essential Information

MLS® #	E4430163
Price	\$549,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,853
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	182 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E6

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Picnic Area, Playground Nearby, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 10th, 2025
Days on Market	12
Zoning	Zone 81

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