

## \$427,900 - 254 Sturtz Bend, Leduc

MLS® #E4432032

**\$427,900**

3 Bedroom, 2.50 Bathroom, 1,379 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this gorgeous 1379 sqft 1/2 duplex w/ attached single-car garage, nestled in the heart of the desirable, family-friendly Southfork neighbourhood! With 3 bdrms, this meticulously maintained home is the perfect place to begin your journey—ideal for a young family or first-time buyer. Step inside to find light laminate flrs, neutral decor, & windows that flood the living room & dining nook w/natural light. The kitchen is sure to impress w/ its S/S appliances, lrg island, & access to a 2-tiered deck—perfect for summer BBQs w/ convenient gas hookup. Upstairs, the generous primary bdrm features a 3pc ensuite & WI closet. 2 additional bdrms w/ lrg closets, 4pc bath, & laundry complete the space w/ comfort & functionality. The undeveloped bsmt offers potential for future living space, while the fenced backyard—w/ storage shed & safe play space—makes this a true family haven. All this, just steps from parks, playgrounds, schools, golf, shopping, & quick access to Hwy 2 & 2A for an easy commute.

Built in 2013

### Essential Information

MLS® # E4432032

Price \$427,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,379
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	254 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y5

### Amenities

Amenities	Deck, Front Porch, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	9
Zoning	Zone 81

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Listing information last updated on May 1st, 2025 at 8:32am MDT