

\$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 | 6 |
| Zoning | Zone 81 |

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Listing information last updated on April 28th, 2025 at 8:32am MDT