

## \$549,900 - 173 Sturtz Bend, Leduc

MLS® #E4431274

**\$549,900**

3 Bedroom, 2.50 Bathroom, 2,173 sqft

Single Family on 0.00 Acres

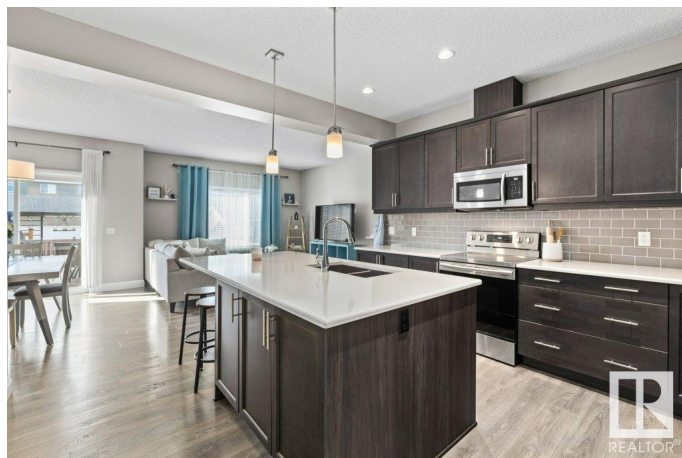
Southfork, Leduc, AB

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      | \$549,900 |
| 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 27

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 14th, 2025 at 7:02pm MDT