

Courtesy Of Melanie Brady Of MaxWell Polaris

\$429,900 - 201 Sturtz Bend, Leduc

MLS® #E4425352

\$429,900

3 Bedroom, 2.50 Bathroom, 1,439 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

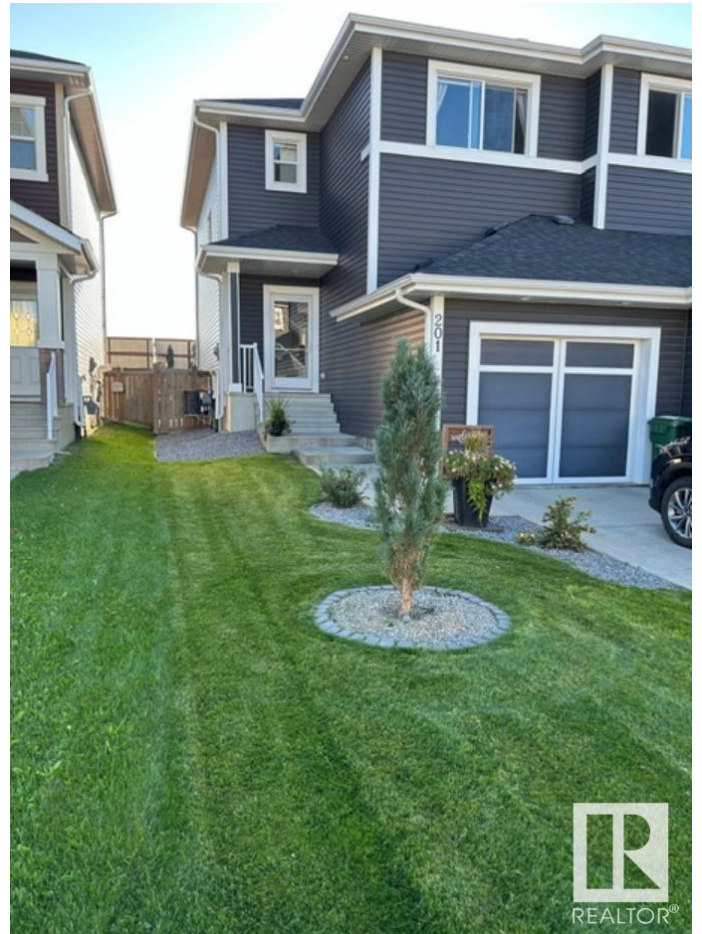
Welcome to this beautiful 3 bedroom and 3 bathroom duplex in the desirable community of Southfork. This home offers an open concept with modern LED lighting and window coverings throughout, air conditioning, central vacuum with an under cabinet built-in kick pan in the kitchen, Nest thermostat, three spacious bedrooms, and three bathrooms. The main floor features a modern living space complete with granite counter tops, stainless steel appliances, an electric fireplace surrounded by a stunning stone accent, and a finished stairwell to the basement. The upper level boasts a spacious primary bedroom with an ensuite, convenient laundry, 2 secondary bedrooms; one is an ideal setup for a work from home office that is complete with a custom designed desk and cabinetry from California Closets. Enjoy this professionally landscaped yard complete with a natural gas barbecue hook-up and deck that is perfect for relaxing and entertaining. Don't miss out on the opportunity to own this gorgeous home in Southfork!

Built in 2014

Essential Information

MLS® # E4425352

Price \$429,900



Bedrooms 3
 Bathrooms 2.50
 Full Baths 2
 Half Baths 1
 Square Footage 1,439
 Acres 0.00
 Year Built 2014
 Type Single Family
 Sub-Type Half Duplex
 Style 2 Storey
 Status Active

Community Information

Address 201 Sturtz Bend
 Area Leduc
 Subdivision Southfork
 City Leduc
 County ALBERTA
 Province AB
 Postal Code T9E 1E1

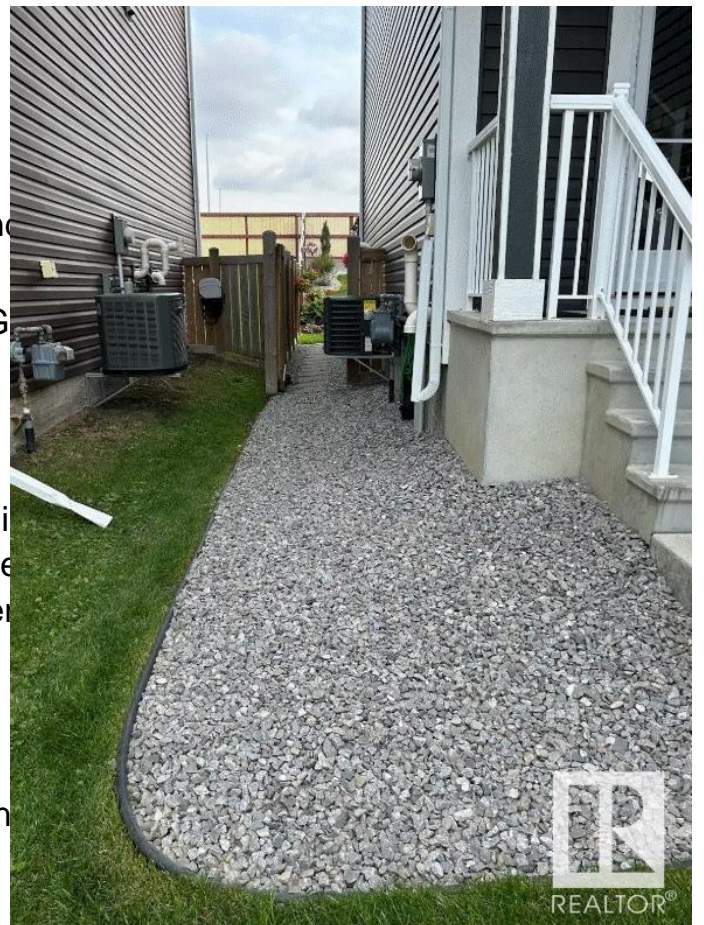
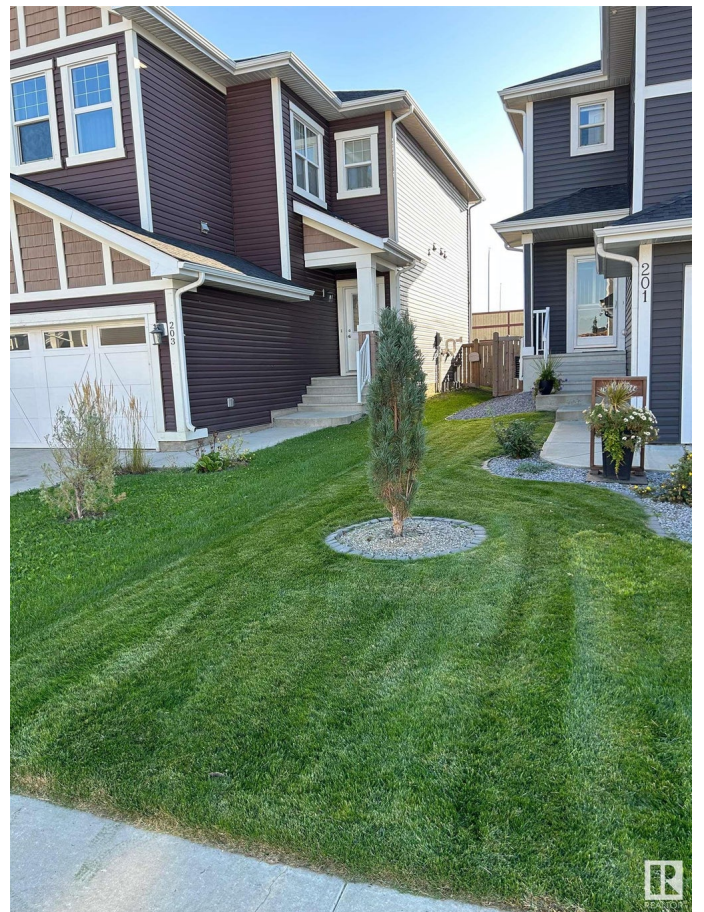
Amenities

Amenities On Street Parking, Air Cond, Dishwasher, Gas BBQ Hookup
 Parking Front Drive Access, Single Garage

Interior

Interior Features ensuite bathroom
 Appliances Air Conditioning-Central, Dishwasher, Garage Opener, Microwave, Vacuum System Attachment
 Coverings
 Heating Forced Air-1, Natural Gas
 Fireplace Yes
 Fireplaces Remote Control, Stone Facing
 Stories 2
 Has Basement Yes
 Basement Full, Unfinished

Exterior



| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, No Back Lane, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|-----------------------|
| Elementary | Father Leduc Catholic |
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Additional Information

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|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 24 |
| Zoning | Zone 81 |

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Listing information last updated on April 4th, 2025 at 10:47pm MDT