

\$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 | 9 |
| Zoning | Zone 81 |

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