

## \$406,900 - 254 Sturtz Bend, Leduc

MLS® #E4440827

**\$406,900**

3 Bedroom, 2.50 Bathroom, 1,379 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

1379 SQFT 1/2 DUPLEX w/ ATTACHED GARAGE in SOUTHFORK! Inside, you're welcomed by light-toned laminate flooring, neutral colours, & lrg windows that fill the living & dining areas w/ natural light. The kitchen is a standout featuring S/S appl, spacious island, & access to the 2-tiered deck w/ gas hookup, perfect for summer BBQs. Upstairs, the primary bedroom offers a WI closet & private 3pc ensuite. 2 more generously sized bedrooms, 4pc bath, & convenient upper-floor laundry. The undeveloped basement provides endless potential for future living space, while the fully fenced backyard includes a storage shed & plenty of room for kids to play. Ideally located in the heart of family-friendly Southfork, just steps from parks, schools, shopping, playgrounds, & with quick access to Hwy 2 & 2A for easy commuting! Perfect for 1st-time buyers or young families starting their next chapter.

Built in 2013

### Essential Information

MLS® #	E4440827
Price	\$406,900
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 June 6th, 2025

Days on Market 85

Zoning Zone 81

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Listing information last updated on August 30th, 2025 at 9:17am MDT