# \$549,990 - 167 Sturtz Bend, Leduc

MLS® #E4428157

#### \$549.990

3 Bedroom, 2.50 Bathroom, 2,177 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Beautiful Home for Sale in Southfork!Located in the desirable Southfork community, this stunning 3-bedroom, 2.5-bathroom home offers 2176 sqft of stylish living space. Situated on a quiet street with wide roads, the home provides easy access and a spacious, open feel to the neighborhood. The main floor features elegant flooring, a modern kitchen with a gas stove, hood fan, and walk-in pantry, and an open layout perfect for entertaining. Upstairs, enjoy a spacious family room and office space, along with a large primary bedroom featuring a walk-in closet and 5-piece ensuite. The fully landscaped and fenced backyard includes a deck, ideal for outdoor relaxation. With wide streets, ample parking, and a family-friendly atmosphere, this home is a must-see!



#### **Essential Information**

MLS® # E4428157 Price \$549,990

Bedrooms 3

Bathrooms 2.50

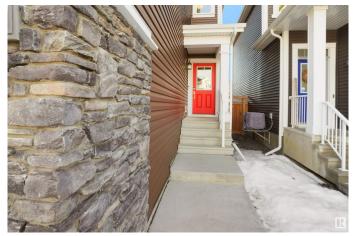
Full Baths 2

Half Baths 1

Square Footage 2,177

Acres 0.00







Year Built 2018

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 167 Sturtz Bend

Area Leduc
Subdivision Southfork
City Leduc

County ALBERTA

Province AB

Postal Code T9E 1E3

#### **Amenities**

Amenities Air Conditioner, Deck, No Animal Home, No Smoking Home, See

Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window

Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped,

Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Father Leduc Catholic

### **Additional Information**

Date Listed March 29th, 2025

Days on Market 23

Zoning Zone 81

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