

Courtesy Of Calvin R Hexter Of Exp Realty

## **\$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 | 12               |
| Zoning         | Zone 81          |

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Listing information last updated on April 22nd, 2025 at 12:02am MDT