

## \$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 93

Zoning Zone 81

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Listing information last updated on September 6th, 2025 at 11:17pm MDT