

## \$420,000 - 225 Sturtz Bend, Leduc

MLS® #E4443865

**\$420,000**

3 Bedroom, 2.50 Bathroom, 1,606 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

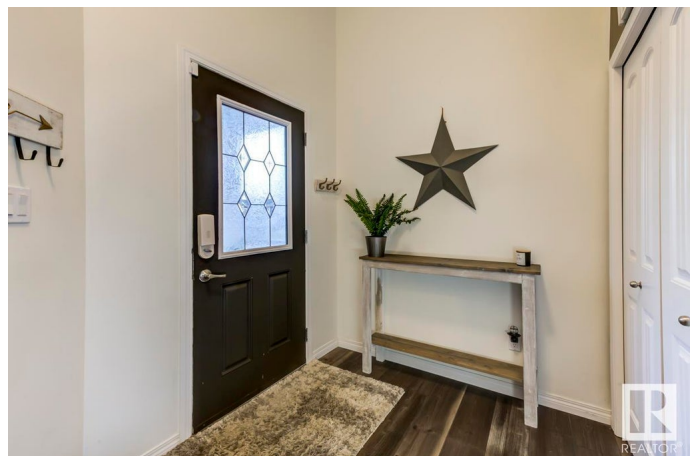
Welcome to this Beautiful and Bright well-maintained 3-bedroom, 2.5-bath home offering just over 1,600 sq ft of comfortable living space. Located in the family-friendly community of Southfork in Leduc, this half duplex features a white modern kitchen with stainless steel appliances, a center island, and plenty of cabinet space – perfect for entertaining! Upstairs, you'll find a bonus space, perfect for play room or watching T.V., spacious primary suite complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another full bath provide room for a growing family or guests. Unfinished basement has great layout with huge windows. Updated vinyl plank flooring. Enjoy the convenience of a single attached garage and the added bonus of a large backyard (room for a trampoline) with a deck – ideal for summer BBQs and outdoor relaxation. Close to schools, parks, shopping, and quick access to Highway 2/2A this home is a fantastic opportunity for first-time buyers or investors.

Built in 2013

### Essential Information

MLS® # E4443865

Price \$420,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,606
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	225 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y5

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 23rd, 2025
Days on Market	13
Zoning	Zone 81

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Listing information last updated on July 6th, 2025 at 2:17am MDT