

## \$459,900 - 268 Sturtz Bend, Leduc

MLS® #E4434756

### \$459,900

3 Bedroom, 2.50 Bathroom, 1,729 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Well-maintained 1,728 sq ft 2-story duplex in the desirable community of Southfork! This spacious home features 3 bedrooms, 2.5 baths, a double attached garage, and a bright upper-level bonus room. The main floor offers an open-concept layout with a kitchen that includes a large granite island and countertops, ample cabinetry, and a gas stove—perfect for the home chef. The living room is warm and inviting with a gas fireplace and stone surround. Upstairs you™ll find 3 bedrooms, including a generous primary suite with walk-in closet, plus a sunlit bonus room with extra windows. Situated on a corner lot with no neighbors on one side, this property also offers a large yard and deck—great for summer entertaining. Located close to schools, parks, and walking trails, this home is ideal for families or anyone seeking space and comfort in a growing community. \*Some photos are virtually staged\*

Built in 2015

### Essential Information

MLS® #	E4434756
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,729
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	268 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X4

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **School Information**

Elementary            Father Leduc School

### **Additional Information**

Date Listed            May 6th, 2025

Days on Market      9

Zoning                 Zone 81

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