

## \$549,900 - 180 Sturtz Bend, Leduc

MLS® #E4442318

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,831 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

STUNNING investment home located in the desirable Southfork neighborhood of Leduc. This property boasts an oversized double attached garage with high ceilings, perfect for all your vehicles and storage needs. Inside, you'll find one LEGAL SUITE with separate entrance and laundry - offering endless possibilities for extended family living or rental income opportunities. With a total of 3+1 bedrooms and 3.5 baths, there is plenty of space for everyone in the household. The master bedroom features a spa ensuite with a soaker tub and large stand up shower, perfect for unwinding after a long day. The spacious walk-in closet provides ample storage space for all your belongings. The airy upstairs bonus room looks over the backyard and provides the perfect space to relax. This versatile property is not just a home - it's also an investment opportunity waiting to be seized. Must see!

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442318  |
| Price      | \$549,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,831                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 180 Sturtz Bend |
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1E1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                          |
| Fireplace         | Yes                                                                                                |
| Fireplaces        | Mantel                                                                                             |
| Stories           | 3                                                                                                  |
| Has Suite         | Yes                                                                                                |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Finished                                                                                     |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Airport Nearby, Landscaped, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |
| Foundation        | Concrete Perimeter                                         |

**Additional Information**

Date Listed                June 13th, 2025  
Days on Market        50  
Zoning                    Zone 81

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