

\$515,000 - 172 Sturtz Bend, Leduc

MLS® #E4429277

\$515,000

3 Bedroom, 2.50 Bathroom, 1,771 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

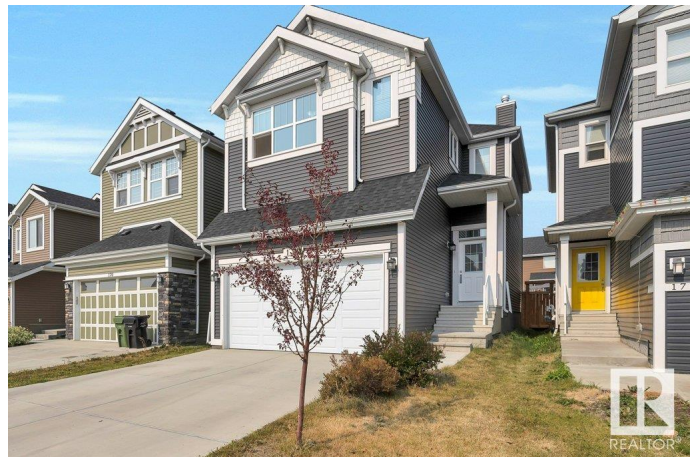
Move-in ready in Southfork! Built by trusted Homes by Avi, this immaculate home is landscaped, fenced, and just steps from 3 playgrounds and a K school. The stylish kitchen is the heart of the home with large island, quartz countertop, stainless steel appliances, and a big corner pantry. Windows span the width of the home overlooking the backyard & the back deck has a built-in gas line with the BBQ included! Durable vinyl plank runs throughout the main floor for a cohesive feel. The corner gas fireplace will provide warmth & ambiance during the winter months. Upstairs there are cozy carpets in the 3 bedrooms, bonus room & hallways all bedrooms have walk-in closets with built-in shelving! You™ll love the dual sink ensuite with separate soaker tub & shower. Convenient an upstairs laundry room! The double garage has high ceilings, an 8' insulated door & electric heater. Located in one of Leduc™s most popular communities perfect for families, those working locally or commuting. Just unpack and enjoy!

Built in 2018

Essential Information

MLS® # E4429277

Price \$515,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,771
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	172 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1E1

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 4th, 2025
Days on Market	11
Zoning	Zone 81

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Listing information last updated on April 14th, 2025 at 11:47pm MDT