

Courtesy Of Calvin R Hexter Of Exp Realty

## **\$549,900 - 182 Sturtz Bend, Leduc**

MLS® #E4430163

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,853 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Get ready to be AMAZED by this LEGALLY SUITED 2-storey home in the highly desired Southfork community in Leduc, AB!! As you enter the home, youâ€™ll immediately see the MUD ROOM & 2PC BATH on the main level. Living area flows seamlessly to the kitchen which hosts BEAUTIFUL, CLASSIC WOODEN CABINETRY, GRANITE COUNTER TOPS, STAINLESS STEEL APPLIANCES, ISLAND for extra STORAGE/SEATING, & a CORNER PANTRY for added convenience! Make your way upstairs to find the SPACIOUS FAMILY ROOM, IMMACULATE PRIMARY BDRM which hosts an incredible 5PC ENSUITE w/SOAKER TUB & WALK-IN CLOSET w/CLOSET ORGANIZERS, 2 ADDITIONAL BEDROOMS, 4PC BATH, & LAUNDRY! Basement is where youâ€™ll find the LEGAL SECONDARY SUITE complete with a 2nd kitchen also with BEAUTIFUL WOODEN CABINETRY & STAINLESS STEEL APPLIANCES, LIVING AREA/REC RM AREA, a BEDROOM, 4PC BATH, & NEW (HIDDEN) STACKED LAUNDRY!! Backyard is FULLY FENCED & hosts a cement pad as well, & thereâ€™s a DBL GARAGE ATTACHED! Don't miss your chance to view this ABSOLUTE GEM!!



Built in 2015

### **Essential Information**

MLS® #	E4430163
Price	\$549,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,853
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	182 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E6

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Picnic Area, Playground Nearby, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	3
Zoning	Zone 81

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