

Courtesy Of Melanie Brady Of MaxWell Polaris

\$429,900 - 201 Sturtz Bend, Leduc

MLS® #E4425352

\$429,900

3 Bedroom, 2.50 Bathroom, 1,439 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

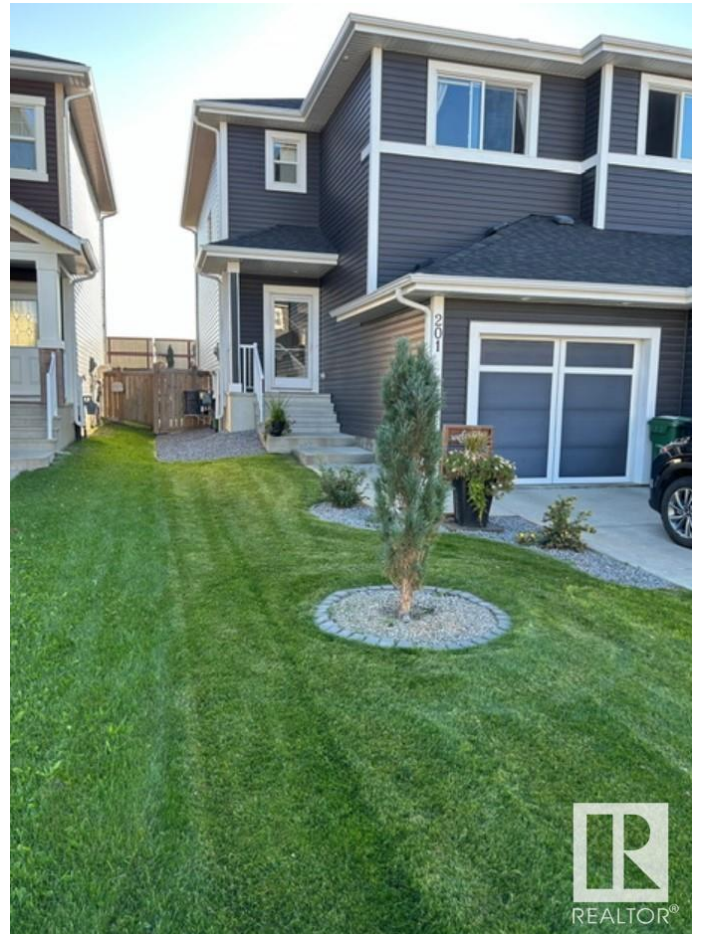
Welcome to this beautiful 3 bedroom and 3 bathroom duplex in the desirable community of Southfork. This home offers an open concept with modern LED lighting and window coverings throughout, air conditioning, central vacuum with an under cabinet built-in kick pan in the kitchen, Nest thermostat, three spacious bedrooms, and three bathrooms. The main floor features a modern living space complete with granite counter tops, stainless steel appliances, an electric fireplace surrounded by a stunning stone accent, and a finished stairwell to the basement. The upper level boasts a spacious primary bedroom with an ensuite, convenient laundry, 2 secondary bedrooms; one is an ideal setup for a work from home office that is complete with a custom designed desk and cabinetry from California Closets. Enjoy this professionally landscaped yard complete with a natural gas barbecue hook-up and deck that is perfect for relaxing and entertaining. Don't miss out on the opportunity to own this gorgeous home in Southfork!

Built in 2014

Essential Information

MLS® # E4425352

Price \$429,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,439
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	201 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1E1

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Hot Water Electric, Natural Gas BBQ Hookup
Parking	Front Drive Access, Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Father Leduc Catholic
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Additional Information

Date Listed	March 12th, 2025
Days on Market	23
Zoning	Zone 81

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Listing information last updated on April 4th, 2025 at 9:02pm MDT