

\$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 12

Zoning Zone 81

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Listing information last updated on May 18th, 2025 at 9:17pm MDT