# \$556,000 - 180 Sturtz Bend, Leduc

MLS® #E4442318

#### \$556,000

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

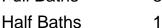
#### **Essential Information**

MLS® # E4442318 Price \$556,000

Bedrooms 4

Bathrooms 3.50

Full Baths 3









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 28

Zoning Zone 81

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Listing information last updated on July 10th, 2025 at 10:47pm MDT