

## \$525,000 - 167 Sturtz Bend, Leduc

MLS® #E4438049

**\$525,000**

3 Bedroom, 2.50 Bathroom, 2,177 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Beautiful Home for Sale in Southfork! Located in the desirable Southfork community, this stunning 3-bedroom, 2.5-bathroom home offers 2176 sqft of stylish living space. Situated on a quiet street with wide roads, the home provides easy access and a spacious, open feel to the neighborhood. The main floor features elegant flooring, a modern kitchen with a gas stove, hood fan, and walk-in pantry, and an open layout perfect for entertaining. Upstairs, enjoy a spacious family room and office space, along with a large primary bedroom featuring a walk-in closet and 5-piece ensuite. The fully landscaped and fenced backyard includes a deck, ideal for outdoor relaxation. With wide streets, ample parking, and a family-friendly atmosphere, this home is a must-see!

Built in 2018

### Essential Information

MLS® #	E4438049
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,177
Acres	0.00



Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	167 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1E3

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	May 23rd, 2025
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Days on Market 4

Zoning Zone 81

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