\$415,000 - 211 Sturtz Bend, Leduc

MLS® #E4457612

\$415,000

3 Bedroom, 2.50 Bathroom, 1,362 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome home to this beautifully maintained property in one of Leduc's quiet, family-oriented communities. Perfect as a starter home or investment property; and built in 2018, she combines modern updates with a comforting charm, offering a space that's move in ready and full of potential. Step inside to find a bright, open-concept main floor with a functional layout designed for family living. The kitchen features stainless steel appliances, plenty of storage, a bright dining room and charming living room, ideal for cozy nights in. Upstairs, 2 lovely bedrooms, a spacious laundry room, and modern bath. The primary suite, a peaceful retreat leading to the ensuite, and walk in. Outside enjoy a private backyard perfect for kids, pets & summer BBQs. With the attached garage, A/C, and tankless hot water, this home was built with comfort and function in mind. Whether you're looking to start your family journey in beautiful Leduc or add to your investment portfolio, this inviting home has to be on your list!

Built in 2018

Essential Information

MLS® # E4457612 Price \$415,000

Bedrooms 3







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,362 Acres 0.00 Year Built 2018

Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

Community Information

Address 211 Sturtz Bend

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 0Y6

Amenities

Amenities Off Street Parking, On Street Parking, Air Conditioner, Closet

Organizers, Deck

Parking Single Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby,

Schools, Shopping Nearby, Sloping Lot

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 12th, 2025

Days on Market 46

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 28th, 2025 at 8:47pm MDT