

## \$425,000 - 211 Sturtz Bend, Leduc

MLS® #E4457612

**\$425,000**

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 \$425,000

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	1
Zoning	Zone 81

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