

Courtesy Of Melanie Brady Of MaxWell Polaris

## **\$434,900 - 201 Sturtz Bend, Leduc**

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MLS® #E4425352

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,439 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

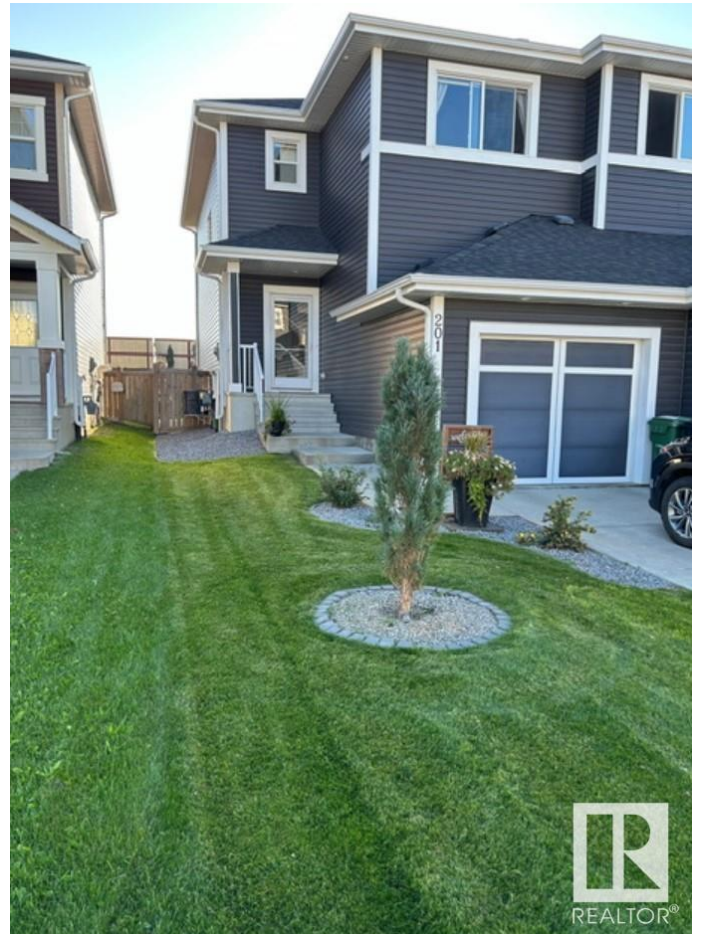
Welcome to this beautiful 3 bedroom and 3 bathroom duplex in the desirable community of Southfork. This home offers an open concept with modern LED lighting and window coverings throughout, air conditioning, central vacuum with an under cabinet built-in kick pan in the kitchen, Nest thermostat, three spacious bedrooms, and three bathrooms. The main floor features a modern living space complete with granite counter tops, stainless steel appliances, an electric fireplace surrounded by a stunning stone accent, and a finished stairwell to the basement. The upper level boasts a spacious primary bedroom with an ensuite, convenient laundry, 2 secondary bedrooms; one is an ideal setup for a work from home office that is complete with a custom designed desk and cabinetry from California Closets. Enjoy this professionally landscaped yard complete with a natural gas barbecue hook-up and deck that is perfect for relaxing and entertaining. Don't miss out on the opportunity to own this gorgeous home in Southfork!

Built in 2014

### **Essential Information**

MLS® #                    E4425352

Price                      \$434,900



Bedrooms 3  
 Bathrooms 2.50  
 Full Baths 2  
 Half Baths 1  
 Square Footage 1,439  
 Acres 0.00  
 Year Built 2014  
 Type Single Family  
 Sub-Type Half Duplex  
 Style 2 Storey  
 Status Active

**Community Information**

Address 201 Sturtz Bend  
 Area Leduc  
 Subdivision Southfork  
 City Leduc  
 County ALBERTA  
 Province AB  
 Postal Code T9E 1E1

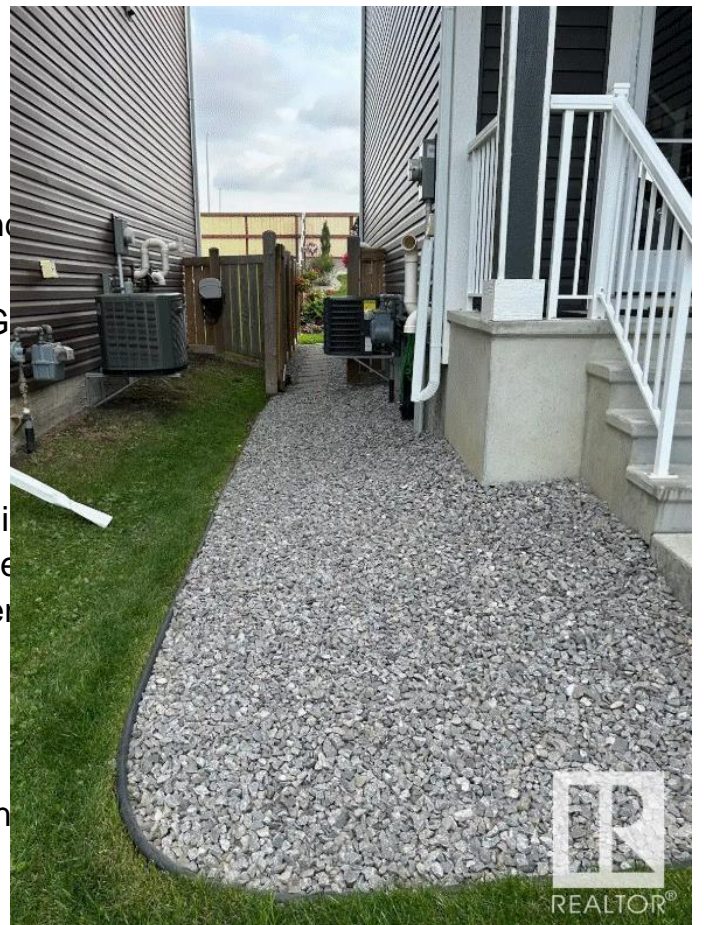
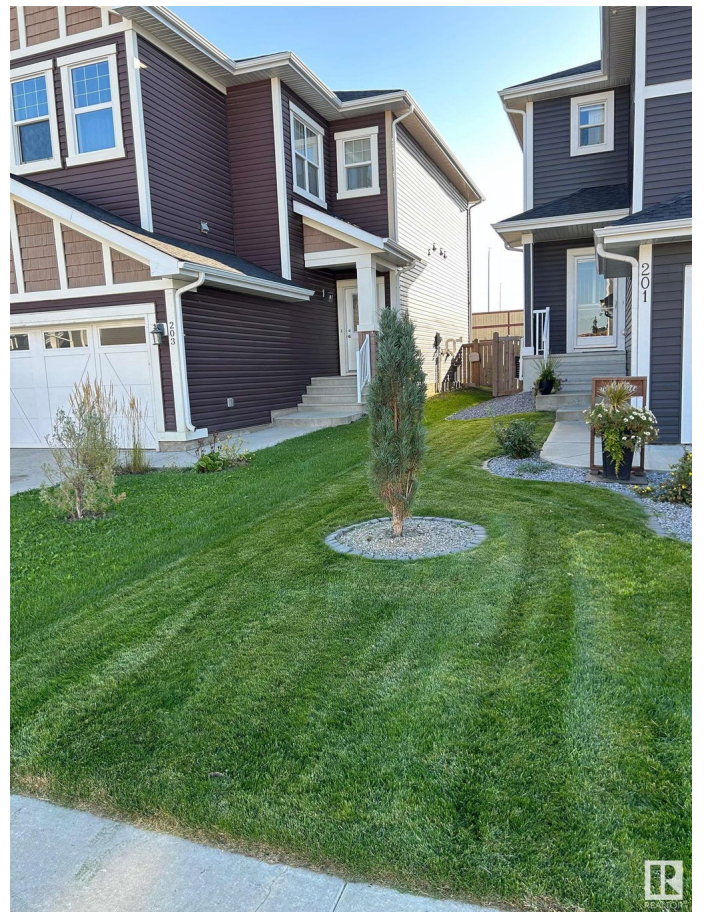
**Amenities**

Amenities On Street Parking, Air Cond, Dishwasher, Gas BBQ Hookup  
 Parking Front Drive Access, Single Garage

**Interior**

Interior Features ensuite bathroom  
 Appliances Air Conditioning-Central, Dishwasher, Garage Opener, Microwave, Vacuum System Attachment  
 Coverings  
 Heating Forced Air-1, Natural Gas  
 Fireplace Yes  
 Fireplaces Remote Control, Stone Facing  
 Stories 2  
 Has Basement Yes  
 Basement Full, Unfinished

**Exterior**



Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Father Leduc Catholic
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### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	3
Zoning	Zone 81

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Listing information last updated on March 15th, 2025 at 12:17am MDT