

## \$569,900 - 180 Sturtz Bend, Leduc

MLS® #E4442318

**\$569,900**

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	\$569,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



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        2  
Zoning                    Zone 81

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