

\$542,900 - 187 Sturtz Bend, Leduc

MLS® #E4427994

\$542,900

3 Bedroom, 2.50 Bathroom, 1,894 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to SouthFork! This gorgeous 1,890 SqFt 2-Storey is situated on a massive, south-facing Pie Lot - the perfect family home. Backs onto an alley - giving you the potential for RV parking and/or a 2nd garage! The 9' Main floor has laminate flooring & boasts a beautiful Kitchen having plenty of Quartz Countertops & White Cabinets; gigantic Island; S/S Appliances & a Walk-In Pantry. The large windows in the spacious Living Rm & Dining Area allow for an abundance of natural light. The Upper floor greets you with a Bonus Room ideal for family movies. The 3 Bedrooms include a large Primary Bedroom that has a W/I Closet & Full Ensuite (2 Sinks; Shower; large Soaker Tub). The Main Bathroom & a convenient Laundry Room c/w Upper/Lower Cabinets complete this level. The backyard has a great 2-tiered deck; garden planters & so much space for the children to run around! Upgrades include: A/C; Hot/Cold Taps outside; Hunter Douglas power shades. Don't let this opportunity pass you by!

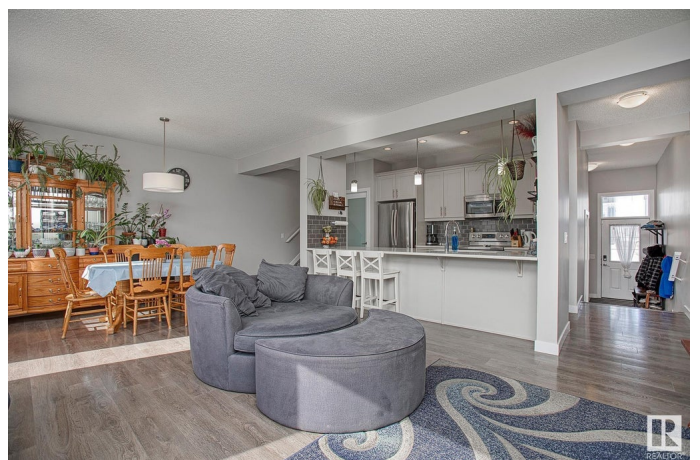
Built in 2017

Essential Information

MLS® # E4427994

Price \$542,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,894
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	187 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1E1

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Hot Water Tankless, HRV System
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 28th, 2025
Days on Market	37
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 May 4th, 2025 at 1:02pm MDT