

\$514,900 - 272 Sturtz Bend, Leduc

MLS® #E4439516

\$514,900

4 Bedroom, 3.50 Bathroom, 1,910 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this beautifully finished 2-storey home in Southfork, offering over 2800 sq ft of developed living space! Enjoy 9' ceilings on the main floor, central A/C, and a bright open-concept layout. The kitchen features granite countertops, white cabinetry, large island and two pantries—perfect for entertaining. Upstairs you'll find 3 generous sized bedrooms, including a spacious primary suite, plus a fully finished basement with a rec room and a 4th bedroom and full bath. Step outside to a charming front veranda or relax on the back deck with natural gas hookup. The detached double garage is heated, with epoxy.

Built in 2014

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4439516 |
| Price | \$514,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,910 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Detached Single Family |



| | |
|--------|----------|
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 272 Sturtz Bend |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0X4 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Natural Gas BBQ Hookup |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------|
| Elementary | Father Leduc |
| High | Leduc Composite |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 30th, 2025 |
|-------------|----------------|

Days on Market 10

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 June 9th, 2025 at 2:47am MDT