

\$549,900 - 180 Sturtz Bend, Leduc

MLS® #E4442318

\$549,900

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 | \$549,900 |
| 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 57
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 August 9th, 2025 at 9:02am MDT