

## \$415,000 - 211 Sturtz Bend, Leduc

MLS® #E4457612

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,362 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome home to this beautifully maintained property in one of Leduc's quiet, family-oriented communities. Perfect as a starter home or investment property; and built in 2018, she combines modern updates with a comforting charm, offering a space that's move in ready and full of potential. Step inside to find a bright, open-concept main floor with a functional layout designed for family living. The kitchen features stainless steel appliances, plenty of storage, a bright dining room and charming living room, ideal for cozy nights in. Upstairs, 2 lovely bedrooms, a spacious laundry room, and modern bath. The primary suite, a peaceful retreat leading to the ensuite, and walk in. Outside enjoy a private backyard perfect for kids, pets & summer BBQs. With the attached garage, A/C, and tankless hot water, this home was built with comfort and function in mind. Whether you're looking to start your family journey in beautiful Leduc or add to your investment portfolio, this inviting home has to be on your list!

Built in 2018

### Essential Information

MLS® # E4457612

Price \$415,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,362         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 211 Sturtz Bend |
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 0Y6         |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Closet Organizers, Deck |
| Parking   | Single Garage Attached                                                          |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Partially Finished                                                             |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Sloping Lot |
| Roof              | Asphalt Shingles                                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 52                   |
| Zoning         | Zone 81              |

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Listing information last updated on November 3rd, 2025 at 3:47am MST