

\$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 4

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 2nd, 2025 at 10:51pm MDT