

## \$525,000 - 167 Sturtz Bend, Leduc

MLS® #E4438049

**\$525,000**

3 Bedroom, 2.50 Bathroom, 2,177 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Beautiful Home for Sale in Southfork! Located in the desirable Southfork community, this stunning 3-bedroom, 2.5-bathroom home offers 2176 sqft of stylish living space. Situated on a quiet street with wide roads, the home provides easy access and a spacious, open feel to the neighborhood. The main floor features elegant flooring, a modern kitchen with a gas stove, hood fan, and walk-in pantry, and an open layout perfect for entertaining. Upstairs, enjoy a spacious family room and office space, along with a large primary bedroom featuring a walk-in closet and 5-piece ensuite. The fully landscaped and fenced backyard includes a deck, ideal for outdoor relaxation. With wide streets, ample parking, and a family-friendly atmosphere, this home is a must-see!

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438049  |
| Price          | \$525,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,177     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2018                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 167 Sturtz Bend |
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1E3         |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                              |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 2                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                     |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                      |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 23rd, 2025 |
|-------------|----------------|

Days on Market 24

Zoning Zone 81

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Listing information last updated on June 16th, 2025 at 3:17pm MDT