

## \$569,900 - 149 Sturtz Bend, Leduc

MLS® #E4424597

### \$569,900

3 Bedroom, 2.50 Bathroom, 2,009 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

PRIDE OF OWNERSHIP! FULLY FENCED & LANDSCAPED! A/C! BASEMENT 90% FINISHED! REAR LANE ACCESS! This 2009 sq ft 3 bed + office, 2.5 bath FORMER SHOWHOME shows exceptionally well! Feat: vinyl plank flooring, electric fireplace, S/S appliances w/ beautiful hexagon tile backsplash, custom built pergola for summer hangouts, & more! Gorgeous open to above floor plan allows for tons of natural light! Main floor open concept connects the living / dining space w/ stunning kitchen for cooking up a storm! Upstairs brings 3 bedrooms, including the primary bedroom w/ lovely 5 pce ensuite & walk in closet CONNECTED to the laundry room! Bonus room too for the kids to play in! Additional 4 pce bath & linen storage. The basement is mostly finished, w/ drop ceiling / pot lights make it a terrific space for family movie or games night. Add a wall for 4th bedroom & finish the bathroom (materials included). Ideal yard for summer BBQs & bonfires; add RV parking in the back! Soak up the sun on your custom pergola; a must see!

Built in 2017

### Essential Information

MLS® #	E4424597
Price	\$569,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,009
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	149 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1E3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

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

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7
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 March 14th, 2025 at 9:47am MDT