

\$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
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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

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Listing information last updated on March 14th, 2025 at 10:32am MDT