

\$535,000 - 173 Sturtz Bend, Leduc

MLS® #E4431274

\$535,000

3 Bedroom, 2.50 Bathroom, 2,173 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork! This 2-storey gem offers 2,170 sq.ft of bright, open-concept living. The main floor features a chef-inspired kitchen w/ a massive island & tons of storage, large dining area, & a cozy living room—all flooded w/ natural light from the south-facing windows. You'll also find a spacious pantry & stylish half bath on the main. Upstairs, enjoy a large bonus room perfect for family movie nights, plus a built-in office nook ideal for working from home. The spacious primary bedroom boasts a 5pc spa-like ensuite & generous walk-in closet. Two additional bedrooms, a 5pc main bath & upstairs laundry complete the level. The basement is partially finished & ready for your final touches. Stay cool all summer w/ central A/C! The sunny, south-facing backyard includes a deck & gazebo—perfect for summer BBQs, fires, & game nights. Double attached garage. A must-see home in a fantastic community!

Built in 2017

Essential Information

| | |
|------------|-----------|
| MLS® # | E4431274 |
| Price | \$535,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 2,173 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 173 Sturtz Bend |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1E1 |

Amenities

| | |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Stone, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 17th, 2025

Days on Market 75

Zoning Zone 81

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Listing information last updated on July 1st, 2025 at 4:02pm MDT