

## \$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 5

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 4th, 2025 at 9:17pm MDT