

## \$515,000 - 167 Sturtz Bend, Leduc

MLS® #E4448943

**\$515,000**

3 Bedroom, 2.50 Bathroom, 2,172 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Located on a quiet street in the coveted community of Southfork, is this extremely well maintained, move-in ready, original owner home! Inside you'll find gleaming hardwood floors, & tall ceilings throughout the main floor. The kitchen has a walk-in pantry, extended island w/ granite counters, high end cabinetry, & an upgraded appliance package including a chimney style hood fan, gas stove, & built-in microwave! The dining room & living room have large windows that overlook your fully fenced & landscaped backyard! Upstairs you'll find a spacious bonus room, w/ a built-in office along the back. The primary room has plenty of space for a king bed, a large walk-in closet, & a spa-like 5pc ensuite w/ a soaker tub, glass shower, & double sinks. The spacious walk-in closet is connected to the laundry room for added convenience. The other 2 bedrooms can easily fit a queen bed - perfect for older kids or a home office. Other features: Water softener, Central A/C, & MORE

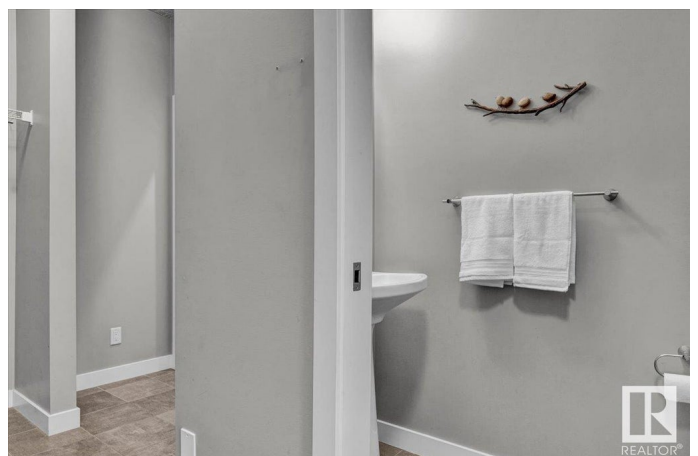
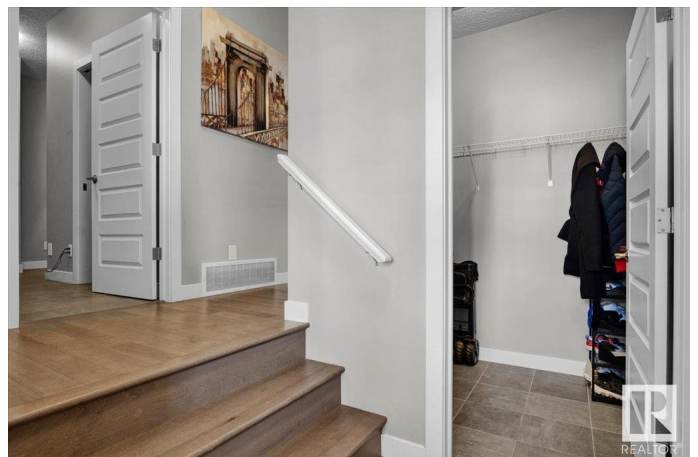
Built in 2017

### Essential Information

MLS® # E4448943

Price \$515,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,172                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| 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, See Remarks |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached             |

### **Interior**

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### **Exterior**

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                              |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 81         |

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Listing information last updated on August 1st, 2025 at 9:32pm MDT