

\$406,900 - 254 Sturtz Bend, Leduc

MLS® #E4440827

\$406,900

3 Bedroom, 2.50 Bathroom, 1,379 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

1379 SQFT 1/2 DUPLEX w/ ATTACHED GARAGE in SOUTHFORK! Inside, you're welcomed by light-toned laminate flooring, neutral colours, & lrg windows that fill the living & dining areas w/ natural light. The kitchen is a standout—featuring S/S appl, spacious island, & access to the 2-tiered deck w/ gas hookup, perfect for summer BBQs. Upstairs, the primary bedroom offers a WI closet & private 3pc ensuite. 2 more generously sized bedrooms, 4pc bath, & convenient upper-floor laundry. The undeveloped basement provides endless potential for future living space, while the fully fenced backyard includes a storage shed & plenty of room for kids to play. Ideally located in the heart of family-friendly Southfork, just steps from parks, schools, shopping, playgrounds, & with quick access to Hwy 2 & 2A for easy commuting! Perfect for 1st-time buyers or young families starting their next chapter.

Built in 2013

Essential Information

MLS® #	E4440827
Price	\$406,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,379
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	254 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y5

Amenities

Amenities	Deck, Front Porch, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 6th, 2025

Days on Market 86

Zoning Zone 81

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