

## \$545,000 - 6 Sturtz Hollow, Leduc

MLS® #E4431520

**\$545,000**

4 Bedroom, 3.50 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

"FULL LEGAL BASEMENT SUITE WITH A SEPARATE SIDE ENTRANCE & 6-SOLAR ROOF PANELS" In this amazing F/Finished 2Storey, 4Bdrms/4Baths, w/well over 2100Sq.Ft of Living Space on a 5400Sq.Ft. PIE LOT w/an Oversized 24X20 GARAGE w/EV CHARGING & RV PARKING! Upon you entering the front door you are greeted w/a 2ft extended area with VINYL PLANK FLOORING throughout the main floor in the cozy living room & dining room with seating for 8+Guests along with a GOURMET KITCHEN with 5-S/S Appliances & a 6-Burner GAS STOVE & QUARTZ Counter Tops & an Island, & a 2pc Powder Room off the backdoor. The upper floor has 3Bdrms w/an Oversized Primary Bdrm that has a WALK-IN CLOSET & A FULL 4pc ENSUITE. Along w/an UPPER LAUNDRY ROOM for convenience living. The SEPARATE SIDE ENTRANCE 1-Bdrm BASEMENT SUITE has a FULL KITCHEN with 5-S/S Appliances, & it's own LAUNDRY ROOM. There is a Lockoff Utility Room that has 2-FURNACES, 2-ON DEMAND HWT & HRV AIR SYSTEM. Great Family Neighborhood with walking distance to K-9 Schools & Shopping!

Built in 2022

### Essential Information



MLS® #	E4431520
Price	\$545,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,455
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6 Sturtz Hollow
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1M6

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Secured Parking, Television Connection, Vinyl Windows, HRV System, Natural Gas Stove Hookup, Solar Equipment
Parking Spaces	8
Parking	Double Garage Detached, Insulated, Over Sized, Rear Drive Access, RV Parking, EV Charging Station

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas

Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	FATHER LEDUC!
Middle	ECOLE L. JH/F LEDUC
High	SIGMA

### Additional Information

Date Listed	April 17th, 2025
Days on Market	60
Zoning	Zone 81

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Listing information last updated on June 16th, 2025 at 6:02am MDT