

\$415,000 - 225 Sturtz Bend, Leduc

MLS® #E4443865

\$415,000

3 Bedroom, 2.50 Bathroom, 1,606 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

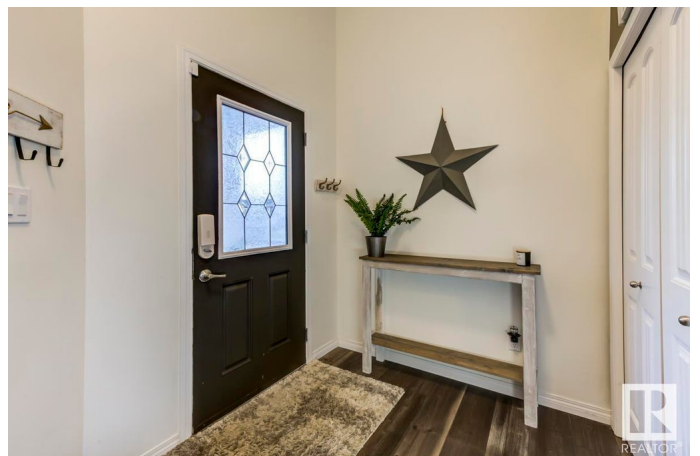
Welcome to this Beautiful and Bright well-maintained 3-bedroom, 2.5-bath home offering just over 1,600 sq ft of comfortable living space. Located in the family-friendly community of Southfork in Leduc, this half duplex features a white modern kitchen with stainless steel appliances, a center island, and plenty of cabinet space – perfect for entertaining! Upstairs, you'll find a bonus space, perfect for play room or watching T.V., spacious primary suite complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another full bath provide room for a growing family or guests. Unfinished basement has great layout with huge windows. Updated vinyl plank flooring. Enjoy the convenience of a single attached garage and the added bonus of a large backyard (room for a trampoline) with a deck – ideal for summer BBQs and outdoor relaxation. Close to schools, parks, shopping, and quick access to Highway 2/2A this home is a fantastic opportunity for first-time buyers or investors.

Built in 2013

Essential Information

MLS® # E4443865

Price \$415,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,606
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	225 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y5

Amenities

Amenities	Deck
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 23rd, 2025
Days on Market	40
Zoning	Zone 81

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Listing information last updated on August 2nd, 2025 at 5:17pm MDT