

\$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

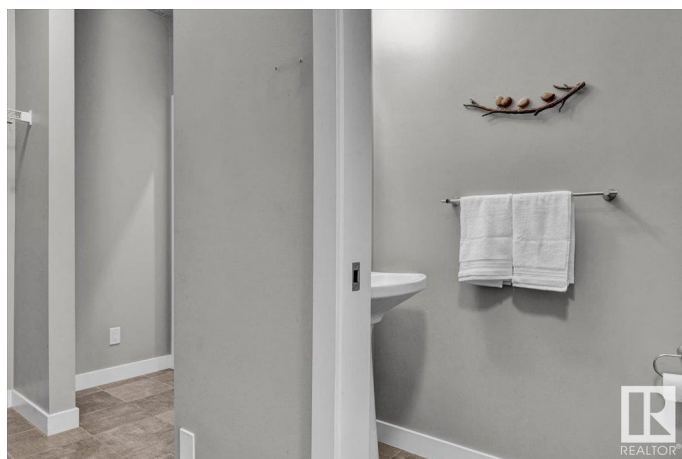
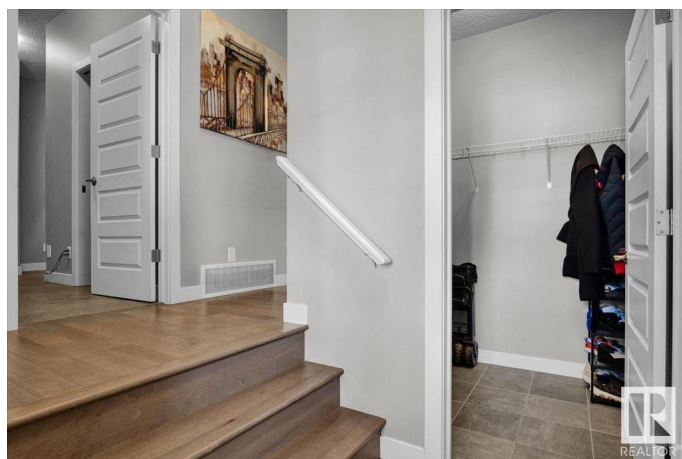
Built in 2017

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

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 August 2nd, 2025 at 3:02pm MDT