

\$535,000 - 173 Sturtz Bend, Leduc

MLS® #E4431274

\$535,000

3 Bedroom, 2.50 Bathroom, 2,173 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to Southfork! This 2-storey gem offers 2,170 sq.ft of bright, open-concept living. The main floor features a chef-inspired kitchen w/ a massive island & tons of storage, large dining area, & a cozy living room—all flooded w/ natural light from the south-facing windows. You'll also find a spacious pantry & stylish half bath on the main. Upstairs, enjoy a large bonus room perfect for family movie nights, plus a built-in office nook ideal for working from home. The spacious primary bedroom boasts a 5pc spa-like ensuite & generous walk-in closet. Two additional bedrooms, a 5pc main bath & upstairs laundry complete the level. The basement is partially finished & ready for your final touches. Stay cool all summer w/ central A/C! The sunny, south-facing backyard includes a deck & gazebo—perfect for summer BBQs, fires, & game nights. Double attached garage. A must-see home in a fantastic community!

Built in 2017

Essential Information

MLS® #	E4431274
Price	\$535,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,173
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	173 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1E1

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 17th, 2025

Days on Market 72

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 June 28th, 2025 at 4:32am MDT