

Courtesy Of Calvin R Hexter Of Exp Realty

\$564,900 - 190 Sturtz Bend, Leduc

MLS® #E4445237

\$564,900

4 Bedroom, 3.50 Bathroom, 1,809 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

TURNKEY LEGAL SUITE INVESTMENT IN SOUTHFORK! This fully finished 2-storey offers exceptional value with a **SEPARATE LEGAL BASEMENT SUITE**, ideal for investors or multi-generational living. The main floor welcomes you with a mud room, 2-piece bath, and a bright, open layout that flows into a spacious living area and a functional kitchen complete with granite countertops, stainless steel appliances, corner pantry, and a central island with storage and seating. Upstairs features a generous bonus room, convenient laundry, a spacious primary suite with a 5-piece ensuite (soaker tub + walk-in closet), plus two additional bedrooms and a full bath. The 1-bedroom basement suite includes its own kitchen, 4-piece bath, hidden stacked laundry, and open-concept living space. Outside, enjoy a fully fenced yard, cement patio pad, and double attached garage. Located in a high-demand area, this is a solid income property ready to go!

Built in 2015

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4445237 |
| Price | \$564,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,809 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 190 Sturtz Bend |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0E6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-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, Stone, Vinyl |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed July 2nd, 2025
Days on Market 56
Zoning Zone 81

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