

Courtesy Of Melanie Brady Of MaxWell Polaris

## **\$434,900 - 201 Sturtz Bend, Leduc**

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MLS® #E4425352

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

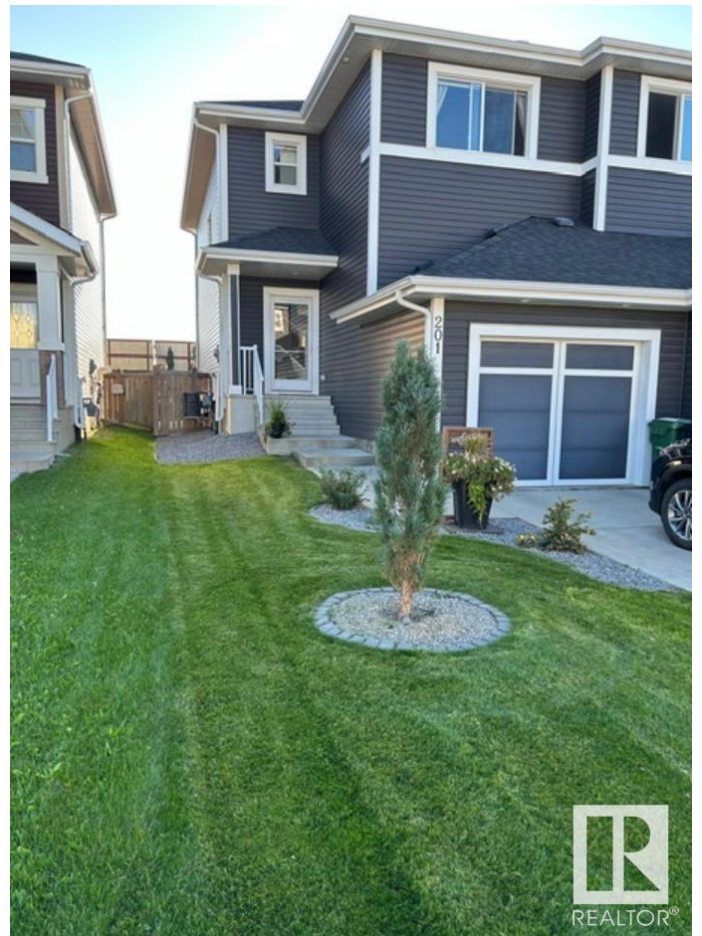
Welcome to this beautifully designed duplex in the desirable community of Southfork. This home offers an open concept with modern LED lighting and window coverings throughout, air conditioning, central vacuum with an under cabinet built-in kick pan in the kitchen, Nest thermostat, three spacious bedrooms, and three bathrooms. The main floor features a modern living space complete with granite counter tops, stainless steel appliances, an electric fireplace surrounded by a stunning stone accent, and a finished stairwell to the basement. The upper level boasts a spacious primary bedroom with a 3 piece ensuite, convenient laundry, 2 secondary bedrooms; one is an ideal setup for a work from home office that is complete with a custom designed desk and cabinetry from California Closets. Enjoy this professionally landscaped yard complete with a natural gas barbecue hook-up and deck that is perfect for relaxing and entertaining. Don't miss out on the opportunity to own this gorgeous home in Southfork!

Built in 2014

### **Essential Information**

MLS® #                    E4425352

Price                        \$434,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	201 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1E1

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Deck, Natural Gas BBQ Hookup
Parking	Front Drive Access, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Father Leduc Catholic
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### **Additional Information**

Date Listed	March 12th, 2025
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Days on Market	2
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Zoning	Zone 81
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Listing information last updated on March 14th, 2025 at 10:17am MDT