

\$459,900 - 268 Sturtz Bend, Leduc

MLS® #E4434756

\$459,900

3 Bedroom, 2.50 Bathroom, 1,729 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Well-maintained 1,728 sq ft 2-story duplex in the desirable community of Southfork! This spacious home features 3 bedrooms, 2.5 baths, a double attached garage, and a bright upper-level bonus room. The main floor offers an open-concept layout with a kitchen that includes a large granite island and countertops, ample cabinetry, and a gas stove—perfect for the home chef. The living room is warm and inviting with a gas fireplace and stone surround. Upstairs you’ll find 3 bedrooms, including a generous primary suite with walk-in closet, plus a sunlit bonus room with extra windows. Situated on a corner lot with no neighbors on one side, this property also offers a large yard and deck—great for summer entertaining. Located close to schools, parks, and walking trails, this home is ideal for families or anyone seeking space and comfort in a growing community. *Some photos are virtually staged*

Built in 2015

Essential Information

MLS® #	E4434756
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,729
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	268 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X4

Amenities

Amenities	Deck
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Father Leduc School

Additional Information

Date Listed May 6th, 2025

Days on Market 11

Zoning Zone 81

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