

## \$475,000 - 532 Sturtz Link, Leduc

MLS® #E4455246

**\$475,000**

4 Bedroom, 3.50 Bathroom, 1,634 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Beautiful Half Duplex in Southfork, Leduc is waiting for you. Don't miss out on this stunning home featuring a double attached garage and finished across all three levels. With 4 spacious bedrooms and 3.1 bathrooms, there's plenty of room for your family. Perfect location for growing families with Father Leduc School steps away & all amenities close by. Fully fenced, landscaped & all "decked out" to enjoy the outdoors... Fully finished basement by builder features rec room, bedroom, 4pc bath, and storage. Spacious foyer welcomes you to great room w/amazing window wall, stone surround gas f/p & back garden door. Cozy kitchen is perfect for family cooking w/eat-on centre island, granite countertops, abundance of maple soft close cabinetry, corner pantry & upscale SS appliances. Iron spindled staircase takes you to open-to-below upper-level private owner's suite, complete with spa-like ensuite bath, WIC by California closet, additional 2 bed.AC, GARBURATOR, NEW FLOORING, New Back landscape and much more!

Built in 2014

### Essential Information

MLS® # E4455246

Price \$475,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,634         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 532 Sturtz Link |
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 0Y7         |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In |
| Parking   | Double Garage Attached                                                                                                 |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Microwave Hood Fan, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                          |
| Stories           | 3                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                     |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Airport Nearby, Landscaped, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 16                |
| Zoning         | Zone 81           |

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Listing information last updated on September 13th, 2025 at 8:32pm MDT