

## \$539,900 - 164 Sturtz Bend, Leduc

MLS® #E4465439

**\$539,900**

4 Bedroom, 2.50 Bathroom, 1,822 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Turnkey, purpose-built, legally suited home in Southfork, Leduc!â€”ideal for savvy investors seeking strong cash flow, families desiring a beautiful, comfortable home with a "mortgage helper" or perfect for multi-generational living. This home is a gem and ready for its new owners! Enjoy an open-concept, host-ready main floor with a chefâ€™s kitchen, quartz countertops, corner pantry, and a handy half bath. Upstairs youâ€™ll find a great-sized bonus room, 3 bedrooms, 2 full bathrooms, convenient upstairs laundry and a spacious primary retreat with an exceptional ensuite that features a stand-alone shower, separate soaker tub and a HUGE walk-in closet. The bright BASEMENT SUITE appeals to a great tenant profile which means strong revenue potential and features high ceilings, in-suite laundry, dishwasher and ample storage. All this in a family-friendly neighbourhood with walking trails, playgrounds, and a Kâ€™8 school! Come have a look! (some photos virtually staged)

Built in 2015

### Essential Information

MLS® # E4465439

Price \$539,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,822                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 164 Sturtz Bend |
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1E3         |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Off Street Parking, Deck, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Double Garage Attached                                             |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                    |
| Stories           | 3                                                                                                                            |
| Has Suite         | Yes                                                                                                                          |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Fenced, Flat Site, Level Land, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 12th, 2025

Days on Market                8

Zoning                            Zone 81

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Listing information last updated on November 20th, 2025 at 7:47pm MST