\$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!

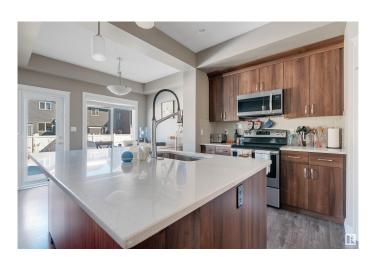
Built in 2015

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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