

## \$419,900 - 513 Sturtz Link, Leduc

MLS® #E4463569

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,865 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Incredible VALUE! LARGE 1800+sqft half duplex in the beautiful neighborhood of Southfork! 3 bedrooms, 2.5 baths, BONUS ROOM, attached garage, 9FT Ceilings, CENTRAL AC, fully landscaped and fenced. TRULY MOVE-IN READY! Main floor offers high ceilings, open concept living, HARDWOOD floors, BEAUTIFUL STONE-FACING GAS FIREPLACE. HUGE kitchen with GRANITE countertops, tons of cabinetspace, corner pantry and SS appliances. Upgraded light fixtures throughout! Upstairs is the bonus room offering so much more living space for the family. Huge Primary bedroom with a massive WALK-IN closet, 5pc luxurious ensuite with separate W/I shower and soaker tub! 2 more great-sized bedrooms, 4 pc bath and UPSTAIRS laundry complete the upper level. Partially finished basement featuring a bedroom/office, exercise space and more room to make it your own! SOUTH FACING backyard has all of the sun exposure to lounge on the deck and enjoy those beautiful summer/fall days! MOVE-IN and enjoy, tons of VALUE!!

Built in 2015

### Essential Information

MLS® # E4463569

Price \$419,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,865         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 513 Sturtz Link |
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 0Y6         |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck |
| Parking   | Single Garage Attached               |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Corner, Stone Facing                                                                                                        |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Partially Finished                                                                                                    |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Stone, Vinyl                    |
| Exterior Features | Fenced, Landscaped, Playground Nearby |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 81            |

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