

Courtesy Of Jonathan Seeney Of Real Broker

\$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

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on November 12th, 2025 at 4:32pm MST