

## \$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

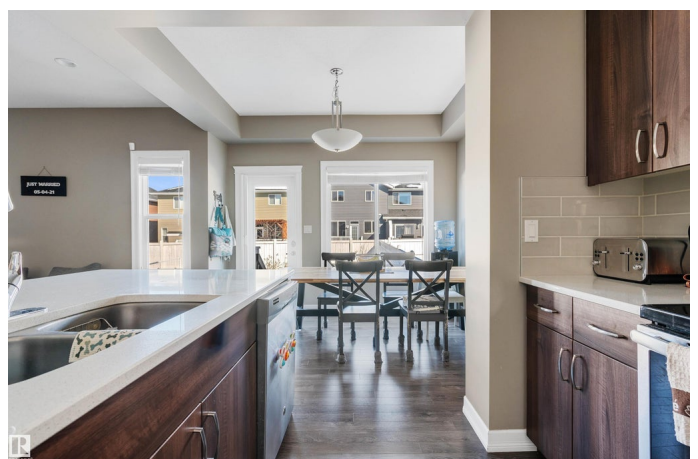
LEGAL SUITE IN SOUTHFORK – A TURNKEY INVESTMENT WITH STYLE AND FUNCTION! This fully finished 2-storey delivers exceptional value with a SEPARATE LEGAL BASEMENT SUITE, perfect for generating RENTAL INCOME or accommodating MULTI-GENERATIONAL LIVING. The main floor features a welcoming mud room, 2PC bath, and a BRIGHT OPEN LAYOUT with spacious living area and functional kitchen complete with granite counters, stainless steel appliances, corner pantry, and central island with seating. Upstairs offers a generous BONUS ROOM, convenient laundry, a spacious primary suite with 5PC ENSUITE (soaker tub + walk-in closet), plus two additional bedrooms and a full bath. The 1-BEDROOM LEGAL SUITE includes its own kitchen, 4PC bath, stacked laundry, and open-concept living space. Outdoors, enjoy a FULLY FENCED YARD, cement patio pad, and DOUBLE ATTACHED GARAGE. Situated in a HIGH-DEMAND COMMUNITY close to schools, parks, and amenities, this is a SMART INVESTMENT 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 | 64             |
| Zoning         | Zone 81        |

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Listing information last updated on September 4th, 2025 at 5:47pm MDT