

\$549,900 - 190 Sturtz Bend, Leduc

MLS® #E4428957

\$549,900

4 Bedroom, 3.50 Bathroom, 1,809 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Investor ALERT! This LEGALLY SUITED 2-storey property in Leduc's HOT Southfork community is the turnkey investment you've been waiting for!! Step inside to find a MAIN FLOOR MUD ROOM & 2PC BATH—ideal for tenants or owner-occupants. The open living space connects to a FUNCTIONAL KITCHEN featuring DURABLE WOOD CABINETRY, GRANITE COUNTERS, STAINLESS APPLIANCES, an ISLAND w/ EXTRA STORAGE & SEATING, plus a CORNER PANTRY! Upstairs offers a LARGE BONUS ROOM, a WELL-MAINTAINED PRIMARY BEDROOM w/ 5PC ENSUITE incl. a SOAKER TUB & WALK-IN CLOSET w/ BUILT-INS, plus 2 MORE BEDROOMS, a 4PC BATH, & LAUNDRY! The LEGAL BASEMENT SUITE includes its own KITCHEN w/ STAINLESS APPLIANCES & WOOD CABINETRY, SPACIOUS LIVING AREA, 1 BEDROOM, 4PC BATH, & NEW STACKED LAUNDRY (hidden)! The FULLY FENCED YARD features a CEMENT PAD, and there's a DBL ATTACHED GARAGE for added value! Great rental income potential—don't miss out on this cash-flowing asset!!

Built in 2015

Essential Information



MLS® #	E4428957
Price	\$549,900
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	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
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	April 3rd, 2025
Days on Market	25
Zoning	Zone 81

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