

## **\$435,500 - 543 Sturtz Link, Leduc**

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MLS® #E4431546

**\$435,500**

3 Bedroom, 2.50 Bathroom, 1,370 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this beautifully maintained 1/2 duplex located in the desirable community of Southfork. This home features a front-attached garage; near schools, shopping, hospital, airport and Costco. Step inside to a spacious and welcoming entryway. The main floor boasts 9'™ ceilings, vinyl plank flooring and an open-concept great room with a spacious dining area, perfect for entertaining. The modern kitchen includes stainless steel appliances, quartz countertops, a corner walk-in pantry and an island/eating bar. Upstairs, you'll find a large primary bdrm complete with a full ensuite and walk-in closet, along with two additional bdrms, a 2nd full bath, a generous linen closet and laundry room. The unfinished basement provides endless possibilities for future development. Extra features include central air conditioning, custom storage loft in the garage and raised garden beds in large backyard. This is a well-kept home in a fantastic location—perfect for families, professionals or first-time home buyers!



Built in 2018

### **Essential Information**

MLS® #                    E4431546

Price                      \$435,500

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,370
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	543 Sturtz Link
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y7

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Tankless
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	15
Zoning	Zone 81

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