

\$549,900 - 190 Sturtz Bend, Leduc

MLS® #E4433697

\$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® # | E4433697 |
| 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 | 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 | May 1st, 2025 |
| Days on Market | 2 |
| Zoning | Zone 81 |

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Listing information last updated on May 2nd, 2025 at 11:32pm MDT