

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

Days on Market 2

Zoning Zone 81

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Listing information last updated on November 14th, 2025 at 1:48pm MST