

\$479,900 - 279 Sturtz Bend, Leduc

MLS® #E4423492

\$479,900

3 Bedroom, 2.50 Bathroom, 1,894 sqft
Single Family on 0.00 Acres

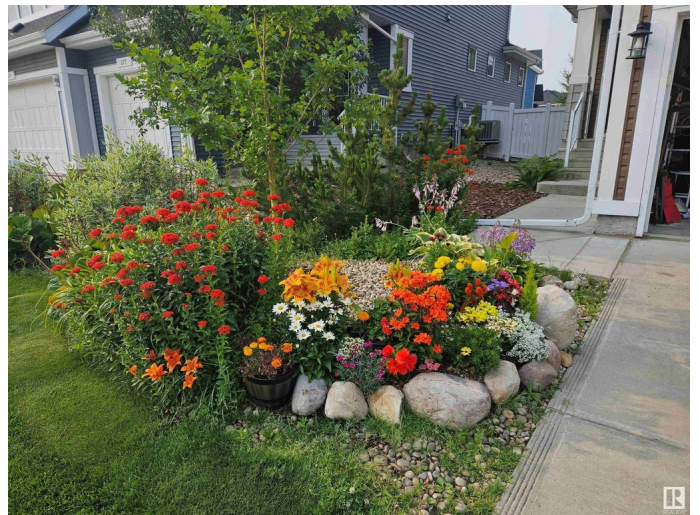
Southfork, Leduc, AB

Amazing opportunity! This 2013 Jayman built half duplex offers just under 1900 sq. ft. of comfortable living space with an attached double garage and a backyard with stunning landscaping! Air conditioned for year round comfort, newer flooring on the main, newer hot water tank. The main floor is a spacious layout with gas fireplace in living room, kitchen with full height cabinets, pantry and eating bar and the dining room has doors to the deck and out door living space/garden area. The second floor has a large bonus room with separate tech/computer desk. Three spacious bedrooms, including the primary with walk-in closet and full ensuite bath PLUS a second full bath and the laundry room are located here. The basement is unfinished so there is lots of opportunity for your own unique ideas! The back yard has been well planned with strategically placed trees for privacy and a multitude of perennial shrubs and flowers. Your own private oasis!

Built in 2013

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4423492 |
| Price | \$479,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|---------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,894 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 279 Sturtz Bend |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0T8 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Fireplaces | Glass Door |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

Elementary Father Leduc K-9

Additional Information

Date Listed February 28th, 2025

Days on Market 36

Zoning Zone 81

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Listing information last updated on April 5th, 2025 at 12:32pm MDT