

\$564,900 - 190 Sturtz Bend, Leduc

MLS® #E4445237

\$564,900

4 Bedroom, 3.50 Bathroom, 1,809 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

LEGAL SUITE IN SOUTHFORK—A **TURNKEY INVESTMENT WITH STYLE AND FUNCTION!** This fully finished 2-storey delivers exceptional value with a **SEPARATE LEGAL BASEMENT SUITE**, perfect for generating **RENTAL INCOME** or accommodating **MULTI-GENERATIONAL LIVING**. The main floor features a welcoming mud room, 2PC bath, and a **BRIGHT OPEN LAYOUT** with spacious living area and functional kitchen complete with granite counters, stainless steel appliances, corner pantry, and central island with seating. Upstairs offers a generous **BONUS ROOM**, convenient laundry, a spacious primary suite with 5PC **ENSUITE** (soaker tub + walk-in closet), plus two additional bedrooms and a full bath. The **1-BEDROOM LEGAL SUITE** includes its own kitchen, 4PC bath, stacked laundry, and open-concept living space. Outdoors, enjoy a **FULLY FENCED YARD**, cement patio pad, and **DOUBLE ATTACHED GARAGE**. Situated in a **HIGH-DEMAND COMMUNITY** close to schools, parks, and amenities, this is a **SMART INVESTMENT** ready to go!

Built in 2015

Essential Information

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Price	\$564,900
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	July 2nd, 2025
Days on Market	74
Zoning	Zone 81

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