

## \$385,000 - 213 Sturtz Bend, Leduc

MLS® #E4464739

**\$385,000**

3 Bedroom, 2.50 Bathroom, 1,375 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Searching for the ideal investment property or first home to call your own? This 1375 sq ft 3 bed, 2.5 bath Jayman single garage duplex provides a functional layout with room to build equity! Spacious entryway w/ adjacent 2 pce bath leads up into the open concept living / dining / kitchen space w/ 9 foot ceilings; great for gatherings & cooking up a storm! Generous kitchen w/ island, corner pantry, & stainless steel appliances. Upstairs brings 3 good sized bedrooms, including the primary bedroom w/ beautiful 5 pce ensuite & walk in closet. Additional 4 pce bath, upper laundry, & linen storage. The basement is partially finished, w/ nicely sized rec room / play space for the kids or movie night! Basement bathroom framed in, and massive storage space completes the floor. East facing backyard, wood deck, fully fenced & landscaped to let your dog or kids roam. Room for adding a firepit too! Quick access to playgrounds, parks, & Hwy 2 & EIA. Great value for a nice package; welcome to Southfork!

Built in 2018

### Essential Information

MLS® # E4464739

Price \$385,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,375         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 213 Sturtz Bend |
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 0Y6         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Vinyl Windows |
| Parking   | Single Garage Attached             |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Partially Finished                                                                          |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                               |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 81            |

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Listing information last updated on November 7th, 2025 at 11:17pm MST