

## \$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 | 24            |
| Zoning         | Zone 81       |

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Listing information last updated on May 25th, 2025 at 3:02pm MDT