

\$389,900 - 276 Sturtz Bend, Leduc

MLS® #E4440612

\$389,900

3 Bedroom, 2.50 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

This lovely 3 bedroom, 1350sq ft 2 storey home is in mint condition. Located on a quiet street, just steps away from parks and trails. The main floor features updated vinyl plank flooring, a peninsula style kitchen with ample cabinetry and breakfast bar. The entry foyer leads up to a spacious living and dining area. Upstairs there are 3 nice sized bedrooms with the primary having a 4pce ensuite bathroom. The basement is unfinished, but the utility area is tucked off to one side. The backyard has a nice sized deck & is fenced on 2 sides, with a parking area off the lane.

Built in 2013

Essential Information

MLS® #	E4440612
Price	\$389,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
--------	--------

Community Information

Address	276 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X4

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, No Smoking Home
Parking	No Garage, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 5th, 2025
Days on Market	34
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on July 9th, 2025 at 2:47pm MDT