

Courtesy Of Calvin R Hexter Of Exp Realty

## **\$549,900 - 190 Sturtz Bend, Leduc**

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MLS® #E4428957

**\$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® #	E4428957
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	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	3
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 April 3rd, 2025  
Days on Market 1  
Zoning Zone 81

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Listing information last updated on April 4th, 2025 at 6:47pm MDT