

\$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 | 54 |
| Zoning | Zone 81 |

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