

## \$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
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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	6
Zoning	Zone 81

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Listing information last updated on May 7th, 2025 at 5:47am MDT