

## \$545,000 - 6 Sturtz Hollow, Leduc

MLS® #E4431520

**\$545,000**

4 Bedroom, 3.50 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

"FULL LEGAL BASEMENT SUITE WITH A SEPARATE SIDE ENTRANCE & 6-SOLAR ROOF PANELS" In this amazing F/Finished 2Storey, 4Bdrms/4Baths, w/well over 2100Sq.Ft of Living Space on a 5400Sq.Ft. PIE LOT w/an Oversized 24X20 GARAGE w/EV CHARGING & RV PARKING! Upon you entering the front door you are greeted w/a 2ft extended area with VINYL PLANK FLOORING throughout the main floor in the cozy living room & dining room with seating for 8+Guests along with a GOURMET KITCHEN with 5-S/S Appliances & a 6-Burner GAS STOVE & QUARTZ Counter Tops & an Island, & a 2pc Powder Room off the backdoor. The upper floor has 3Bdrms w/an Oversized Primary Bdrm that has a WALK-IN CLOSET & A FULL 4pc ENSUITE. Along w/an UPPER LAUNDRY ROOM for convenience living. The SEPARATE SIDE ENTRANCE 1-Bdrm BASEMENT SUITE has a FULL KITCHEN with 5-S/S Appliances, & it's own LAUNDRY ROOM. There is a Lockoff Utility Room that has 2-FURNACES, 2-ON DEMAND HWT & HRV AIR SYSTEM. Great Family Neighborhood with walking distance to K-9 Schools & Shopping!

Built in 2022

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4431520               |
| Price          | \$545,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,455                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6 Sturtz Hollow |
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1M6         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Secured Parking, Television Connection, Vinyl Windows, HRV System, Natural Gas Stove Hookup, Solar Equipment |
| Parking Spaces | 8  |
| Parking        | Double Garage Detached, Insulated, Over Sized, Rear Drive Access, RV Parking, EV Charging Station  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-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, Vinyl   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## School Information

|            |                     |
|------------|---------------------|
| Elementary | FATHER LEDUC!       |
| Middle     | ECOLE L. JH/F LEDUC |
| High       | SIGMA               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 61               |
| Zoning         | Zone 81          |

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Listing information last updated on June 17th, 2025 at 1:17am MDT