

\$539,900 - 190 Sturtz Bend, Leduc

MLS® #E4445237

\$539,900

4 Bedroom, 3.50 Bathroom, 1,809 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

TURNKEY LEGAL SUITE INVESTMENT IN SOUTHFORK! This fully finished 2-storey offers exceptional value with a **SEPARATE LEGAL BASEMENT SUITE**, ideal for investors or multi-generational living. The main floor welcomes you with a mud room, 2-piece bath, and a bright, open layout that flows into a spacious living area and a functional kitchen complete with granite countertops, stainless steel appliances, corner pantry, and a central island with storage and seating. Upstairs features a generous bonus room, convenient laundry, a spacious primary suite with a 5-piece ensuite (soaker tub + walk-in closet), plus two additional bedrooms and a full bath. The 1-bedroom basement suite includes its own kitchen, 4-piece bath, hidden stacked laundry, and open-concept living space. Outside, enjoy a fully fenced yard, cement patio pad, and double attached garage. Located in a high-demand area, this is a solid income property ready to go!

Built in 2015

Essential Information

MLS® #	E4445237
Price	\$539,900
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
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 2nd, 2025

Days on Market 51

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 August 22nd, 2025 at 4:03pm MDT