

## \$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        50  
Zoning                    Zone 81

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