

## \$410,000 - 276 Sturtz Bend, Leduc

MLS® #E4440612

**\$410,000**

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          | \$410,000              |
| 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 | 11             |
| Zoning         | Zone 81        |

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Listing information last updated on June 16th, 2025 at 1:17am MDT