

\$440,000 - 520 Sturtz Link, Leduc

MLS® #E4462445

\$440,000

4 Bedroom, 2.50 Bathroom, 1,918 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

SLEEK, STYLISH & CONTEMPORARY!

Welcome to Southfork Leduc with this incredible half-duplex home with **DOUBLE** garage & plenty of space for your growing family. Perfect location with parks, walking trails & Father Leduc School just a hop away. You will **LOVE** the upscale interior w/black trim & interior doors throughout. A few steps up from front foyer (mudroom, 2pc bath, ample storage) you are greeted with welcoming open concept **GREAT ROOM** featuring gas F/P & slider door to **FULL WIDTH BACK DECK** (w/BBQ gas line) off spacious dinette. Great entertaining kitchen with wrap-around peninsula bar, granite countertops, to-ceiling cabinetry, pantry & upscale SS appliances. Cozy upper-level loft style family room, laundry room, 4 pc bath, 2 junior rooms & private owner's suite showcasing a walk-thru ensuite to large WIC. Basement is partially finished with a 4th bedroom. Fully fenced yard with lovely raised wood garden beds & fire pit. This home has tremendous appeal & is ready to welcome its new family. **MUST SEE!!!**

Built in 2014

Essential Information

MLS® # E4462445

Price \$440,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,918
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	520 Sturtz Link
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y6

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

School Information

Elementary	Father Leduc
Middle	Father Leduc
High	Leduc Composite

Additional Information

Date Listed	October 17th, 2025
Days on Market	22
Zoning	Zone 81

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