

Courtesy Of Calvin R Hexter Of Exp Realty

## \$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        38  
Zoning                    Zone 81

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Listing information last updated on August 9th, 2025 at 10:47am MDT