Courtesy Of Kevin B Doyle Of RE/MAX Elite

$385,000 - 213 Sturtz Bend, Leduc

MLS® #E4464739

$385,000
3 Bedroom, 2.50 Bathroom, 1,375 sqft
Single Family on 0.00 Acres

Southfork, Leduc, AB

Searching for the ideal investment property or first home to call your own? This 1375 sq ft 3 bed, 2.5 bath Jayman single garage duplex provides a functional layout with room to build equity! Spacious entryway w/ adjacent 2 pce bath leads up into the open concept living / dining / kitchen space w/ 9 foot ceilings; great for gatherings & cooking up a storm! Generous kitchen w/ island, corner pantry, & stainless steel appliances. Upstairs brings 3 good sized bedrooms, including the primary bedroom w/ beautiful 5 pce ensuite & walk in closet. Additional 4 pce bath, upper laundry, & linen storage. The basement is partially finished, w/ nicely sized rec room / play space for the kids or movie night! Basement bathroom framed in, and massive storage space completes the floor. East facing backyard, wood deck, fully fenced & landscaped to let your dog or kids roam. Room for adding a firepit too! Quick access to playgrounds, parks, & Hwy 2 & EIA. Great value for a nice package; welcome to Southfork!

Built in 2018

Essential Information

MLS® #	E4464739
Price	$385,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	213 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Y6

Amenities

Amenities	Ceiling 9 ft., Deck, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 4th, 2025
Days on Market	4
Zoning	Zone 81

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Listing information last updated on November 8th, 2025 at 3:02pm MST