

## \$435,500 - 543 Sturtz Link, Leduc

MLS® #E4431546

**\$435,500**

3 Bedroom, 2.50 Bathroom, 1,370 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this beautifully maintained 1/2 duplex located in the desirable community of Southfork. This home features a front-attached garage; near schools, shopping, hospital, airport and Costco. Step inside to a spacious and welcoming entryway. The main floor boasts 9' ceilings, vinyl plank flooring and an open-concept great room with a spacious dining area, perfect for entertaining. The modern kitchen includes stainless steel appliances, quartz countertops, a corner walk-in pantry and an island/eating bar. Upstairs, you'll find a large primary bdrm complete with a full ensuite and walk-in closet, along with two additional bdrms, a 2nd full bath, a generous linen closet and laundry room. The unfinished basement provides endless possibilities for future development. Extra features include central air conditioning, custom storage loft in the garage and raised garden beds in large backyard. This is a well-kept home in a fantastic location—perfect for families, professionals or first-time home buyers!

Built in 2018

### Essential Information

MLS® # E4431546

Price \$435,500



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,370         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 543 Sturtz Link |
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 0Y7         |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Water Tankless |
| Parking Spaces | 2                                         |
| Parking        | Single Garage Attached                    |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 81          |

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Listing information last updated on May 1st, 2025 at 11:02am MDT