

\$389,900 - 276 Sturtz Bend, Leduc

MLS® #E4440612

\$389,900

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	\$389,900
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 59
Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on August 3rd, 2025 at 1:18pm MDT