# \$639,999 - 8 Sturtz Place, Leduc

MLS® #E4445591

#### \$639,999

4 Bedroom, 3.00 Bathroom, 2,092 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

With an array of community parks, winding pathways, lush green spaces, and artfully crafted water features, Southfork ensures a lifestyle that seamlessly blends city living with the tranquility of nature, making a balanced, well-rounded lifestyle a breeze. \*\*\*\*\*\*\*\*This TRIPLE GARAGE house offers TWO MASTER BEDROOM upstairs, THIRD BEDROOM on upper, SPICE KITCHEN, MAIN FLOOR BED AND FULL BATH. This house also features OPEN TO BELOW living room with MODERN FIREPLACE, GLASS RAILING, SINK IN LAUNDRY, INDENT CEILINGS, FEATURE WALLS, 9 FEET ceilings, MDF shelves, bonus room on upper floor and 2 garage doors. it has a SIDE ENTRANCE for future rental development.



#### **Essential Information**

MLS® # E4445591 Price \$639,999

Bedrooms 4

Bathrooms 3.00

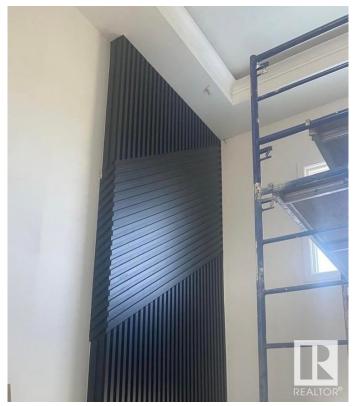
Full Baths 3

Square Footage 2,092

Acres 0.00

Year Built 2025





Type Single Family

Sub-Type Residential Attached

Style 2 Storey
Status Active

## **Community Information**

Address 8 Sturtz Place

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1M6

## **Amenities**

Amenities Air Conditioner, Ceiling 9 ft.

Parking Triple Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Appliances Negotiable, Garage Opener, Hood Fan

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, See Remarks

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 5

Zoning Zone 81

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