

# \$624,900 - 8 Sturtz Place, Leduc

MLS® #E4445591

## \$624,900

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.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445591  |
| Price          | \$624,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,092     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| 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, Unfinished                               |

### 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 | 26             |
| 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 July 29th, 2025 at 10:03am MDT