

## \$525,000 - 166 Sturtz Bend, Leduc

MLS® #E4450050

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,829 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this incredible investment opportunity located in the heart of the Southfork community. This fully Legal Suited property is ready for a new investor to take over with Tenants in Lease Agreements till May 31, 2026 and August 31, 2026 with a great Management Company. The upper tenants have access to the Double Car Garage and when you make your way into the front entrance there is separate entrance to the upper and lower parts of the home. The upper has a large foyer that connects the main door to the garage door with a 2-piece bathroom. Make your way to the open Living room, Dining room, and kitchen with all the appliances. Make your upstairs to the Family room, primary bedroom with 5-piece bathroom and large walk in closet, 2 more bedrooms, 4-piece bathroom and Laundry. Make your way down to the fully legal basement suite with it's own furnace and heating control. Down here you will find a 1 bedroom with a 4-piece bathroom, Kitchen with all appliances, Living room, Laundry and Utility room.

Built in 2015

### Essential Information

MLS® # E4450050

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,829                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 166 Sturtz Bend |
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1E3         |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                        |
| Parking        | Double Garage Attached                                                   |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Garage Control, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                       |
| Stories           | 3                                                                                                                               |
| Has Suite         | Yes                                                                                                                             |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Finished                                                                                                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 81         |

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Listing information last updated on August 2nd, 2025 at 2:47pm MDT