

# \$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.

Built in 2025

### 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	3
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 6th, 2025 at 7:32am MDT