

## \$440,000 - 520 Sturtz Link, Leduc

MLS® #E4462445

**\$440,000**

4 Bedroom, 2.50 Bathroom, 1,918 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

### SLEEK, STYLISH & CONTEMPORARY!

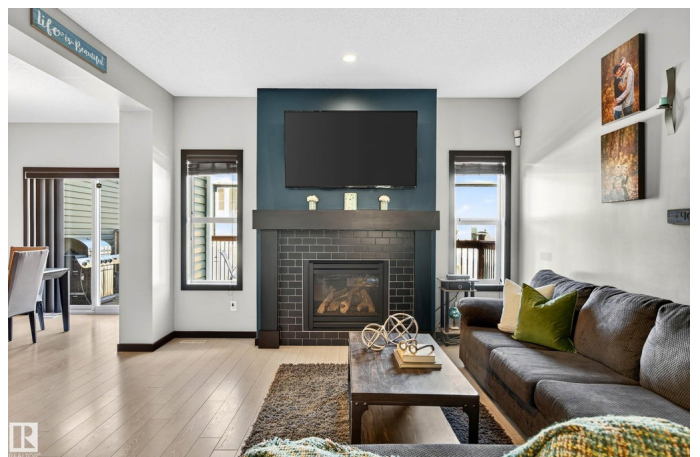
Welcome to Southfork Leduc with this incredible half-duplex home with DOUBLE garage & plenty of space for your growing family. Perfect location with parks, walking trails & Father Leduc School just a hop away. You will LOVE the upscale interior w/black trim & interior doors throughout. A few steps up from front foyer (mudroom, 2pc bath, ample storage) you are greeted with welcoming open concept GREAT ROOM featuring gas F/P & slider door to FULL WIDTH BACK DECK (w/BBQ gas line) off spacious dinette. Great entertaining kitchen with wrap-around peninsula bar, granite countertops, to-ceiling cabinetry, pantry & upscale SS appliances. Cozy upper-level loft style family room, laundry room, 4 pc bath, 2 junior rooms & private owner's suite showcasing a walk-thru ensuite to large WIC. Basement is partially finished with a 4th bedroom. Fully fenced yard with lovely raised wood garden beds & fire pit. This home has tremendous appeal & is ready to welcome its new family. MUST SEE!!!

Built in 2014

### Essential Information

MLS® # E4462445

Price \$440,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,918         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 520 Sturtz Link |
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 0Y6         |

### Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                            |
| Parking        | Double Garage Attached, Front Drive Access                                                                   |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Brick Facing, Insert, Mantel                                                                                                          |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                              |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                                                                                               |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Vinyl, Hardie Board Siding                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                             |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Father Leduc    |
| Middle     | Father Leduc    |
| High       | Leduc Composite |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 81            |

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Listing information last updated on October 30th, 2025 at 6:17pm MDT