

# \$595,000 - 8 Sturtz Place, Leduc

MLS® #E4454513

**\$595,000**

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

Southfork, Leduc, AB

Offering both style and functionality, this spacious home features a triple garage, providing ample room for parking, 4 Bedrooms for family or guests and two Kitchens. Inside, you'll be greeted by an open-to-below design, creating a bright and airy atmosphere. The home also boasts a versatile bonus room, perfect for a home office, entertainment space, or playroom. The chef-inspired main and spice kitchen adds a touch of luxury, ideal for cooking and entertaining. With its ideal location and incredible features, this home is truly a masterpiece!

Built in 2025



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454513               |
| Price          | \$595,000              |
| 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., HRV System |
| Parking Spaces | 8                                          |
| Parking        | Triple Garage Attached                     |

## Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | ensuite bathroom                                   |
| Appliances        | Air Conditioning-Central, Garage Control, Hood Fan |
| Heating           | Forced Air-2, Natural Gas                          |
| Stories           | 2                                                  |
| Has Basement      | Yes                                                |
| Basement          | Full, Unfinished                                   |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Airport Nearby, Cul-De-Sac, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 11                |
| 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 September 4th, 2025 at 9:47am MDT