



## 18 Sturtz Place Leduc AB

\$569,900

Absolutely gorgeous family home in Southfork. Open-concept floor plan with stunning kitchen, spacious living room with an amazing feature wall, open to above ceilings, walkthrough pantry, built-in cubbies in the mudroom and a large dining area. The main floor also has a full bathroom as well as a bedroom or home office space. Upstairs has 3 bedrooms including the primary with another outstanding feature wall and LED lights in the coffered ceiling tray, as well as a beautiful ensuite with double sinks and a separate tub/shower. There is also a spacious bonus room with the same coffered ceilings as the primary bedroom. Convenient upper-floor laundry, double attached garage, quiet cul-de-sac location, walking distance to Father Leduc school, and easy access to highway 2a for your commute. Make Southfork- Leduc's premiere family friendly community your home today.

Listing Presented By:



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