



## 265 STURTZ Bend Leduc AB

\$429,900

FULLY FINISHED half-duplex with a LARGE YARD and CENTRAL A/C! This 3 bed, 3.5 bathroom home is a rare find in Leduc. The main floor features an expansive living room perfect for entertaining, a dining area, a spacious kitchen with plenty of counter space, cabinet space and a full-size pantry. Upstairs you'll find the primary bedroom with 3 pc ENSUITE and WALK-IN CLOSET, 2 secondary bedrooms, a 4 pc bath, and UPSTAIRS LAUNDRY. Downstairs in the FULLY FINISHED BASEMENT is a large recreation area with built-in electric fireplace and a full bathroom. Making this home even more perfect is the HEATED DOUBLE ATTACHED GARAGE, and AMAZING BACK YARD complete with a brand new COMPOSITE DECK and STAMPED CONCRETE PATIO perfect for enjoying warm summer nights around the fire. Located in Leduc's top community of Southfork, this home has everything you need and more!

Listing Presented By:



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