

\$545,000 - 6 Sturtz Hollow, Leduc

MLS® #E4431520

\$545,000

4 Bedroom, 3.50 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

"FULL LEGAL BASEMENT SUITE WITH A SEPARATE SIDE ENTRANCE & 6-SOLAR ROOF PANELS" In this amazing F/Finished 2Storey, 4Bdrms/4Baths, w/well over 2100Sq.Ft of Living Space on a 5400Sq.Ft. PIE LOT w/an Oversized 24X20 GARAGE w/EV CHARGING & RV PARKING! Upon you entering the front door you are greeted w/a 2ft extended area with VINYL PLANK FLOORING throughout the main floor in the cozy living room & dining room with seating for 8+Guests along with a GOURMET KITCHEN with 5-S/S Appliances & a 6-Burner GAS STOVE & QUARTZ Counter Tops & an Island, & a 2pc Powder Room off the backdoor. The upper floor has 3Bdrms w/an Oversized Primary Bdrm that has a WALK-IN CLOSET & A FULL 4pc ENSUITE. Along w/an UPPER LAUNDRY ROOM for convenience living. The SEPARATE SIDE ENTRANCE 1-Bdrm BASEMENT SUITE has a FULL KITCHEN with 5-S/S Appliances, & it's own LAUNDRY ROOM. There is a Lockoff Utility Room that has 2-FURNACES, 2-ON DEMAND HWT & HRV AIR SYSTEM. Great Family Neighborhood with walking distance to K-9 Schools & Shopping!

Built in 2022

Essential Information



MLS® #	E4431520
Price	\$545,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,455
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6 Sturtz Hollow
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1M6

Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Secured Parking, Television Connection, Vinyl Windows, HRV System, Natural Gas Stove Hookup, Solar Equipment
Parking Spaces	8
Parking	Double Garage Detached, Insulated, Over Sized, Rear Drive Access, RV Parking, EV Charging Station

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas

Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	FATHER LEDUC!
Middle	ECOLE L. JH/F LEDUC
High	SIGMA

Additional Information

Date Listed	April 17th, 2025
Days on Market	64
Zoning	Zone 81

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