



Exterior Front

Leduc **81 Southfork** **LP: \$439,900**
 176 Sturtz BN **SP:** 

ACTIVE

Type: Detached Single Family **Listing ID#:** E4099876
Style: 2 Storey **Bdrms Above:** 3
Year Built: 2015 **Bdrms Total:** 3
Full Baths: 2 **Basement:** Full
Half Baths: 1 **Bsmnt Dev:** Unfinished
Tot A.G. SqFt: 1,902.00 **Tot A.G. SqM:** 176.70

ALMOST NEW..IMMACULATELY CARED FOR! This is the BEST PRICED 2-storey w/ DBL attached garage in SOUTHFORK. Built by award winning "Homes by Avi" gives you confidence in construction quality. Main floor finished w/ DARK HARDWOOD and TILE...17-FT HIGH CEILINGS in the living room complimented by MASSIVE WINDOWS & Tile surround FIREPLACE create a feeling of grandness. GORGEOUS bright GRANITE counters throughout the OPEN-CONCEPT Kitchen accented w/ DARK CABINETS & S.S. APPLIANCES. Large WALK THROUGH PANTRY & 2-pc bathroom complete the main level. The upstairs Master bedroom ensuite features DUAL-SINKS, Tiled walk-in shower w/ bench & SOAKER-TUB continuing into your large walk-in closet. Two more spacious bedrooms both w/ their own walk-in closets and Bonus room complete the upstairs. LOTS OF SPACE in the Tandem Garage w/ enough Height to add in a car-lift if you wanted. The backyard has been COMPLETELY LANDSCAPED(\$18,500) including a two-tiered (12'x12' & 12'x16'), composite material MAINTENANCE-FREE DECK.

Directions:

Virtual Tour: <https://www.youtube.com/watch?v=ybeEQtmBMGM&featu> **Brochure:** <https://www.youtube.com/watch?v=ybeEQtmBMGM&featu>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:		
Ensuite Baths:		0	0	0	1	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Y						Lowr:		
Fireplace Type:	Tile Surround						BlGd:		
Fireplace Fuel:	Gas						Total A.G.:	176.70	1,902.00
Parking:	Double Garage Attached								
Garage Dim:									
Prk Encl/Ttl:	/								

Living Room:	M	Master Bedroom:	U
Dining Room:	M	Bedroom 2:	U
Kitchen:	M	Bedroom 3:	U
Family Room:		Bedroom 4:	
Den:			
Bonus Room:	U		

Flooring: Carpet, Ceramic Tile, Hardwood **Foundation:** Concrete
Construction: Wood Frame **Heating Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Source:** Natural Gas
Exterior: Vinyl **Features:** Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Vacuum System-Roughed-In, HRV System
Site Influences: Crossed Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Goods Included: Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: <http://cps.blackgold.ca> **Jr. High School:** <http://lchs.blackgold.ca/> **Sr High School:** <http://lchs.blackgold.ca/>

Condo Name:		Condo Fee Incld:	
Condo Fee:			
Floor Location:	HOA Fee:		
Balcony/Terrace:	Floor Number:		
	Unit Exposure:	HOA Fee Incl:	

Total Lot M2: **Lot Shape:** Rectangular **Lot Dimen:**
Frontage: 9.20 **Depth:** 37.20 **Zoning:**
Conform: **Front Expos:** South
Taxes: \$5,632.74 2017 **Local Improve:**