

\$579,700 - 153 Stiles Bend, Leduc

MLS® #E4443982

\$579,700

3 Bedroom, 2.50 Bathroom, 1,935 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

BRAND-NEW, MOVE-IN READY, FOREVER-HOME. Homes by Avi welcomes you to Southfork Leduc. This exceptional home was constructed to suite the needs for your growing family & has everything you need to live comfortably with Father Leduc School just steps away. PARTIAL WALK-OUT on REVERSE PIE LOT with extra window on the side of the home backs onto walking trail. Features 3 bedrooms (all w/WIC's), 2.5 bathrooms, upper-level laundry room & family room, walk-thru pantry/mudroom/garage, PLUS great front flex room ideal for kids's playroom or your work-from-home office. Soaring ceiling, window wall & electric fireplace in impressive Great Room. Luxury finishes throughout including quartz countertops, spa inspired ensuite, upscale vinyl plank flooring, 9' ceiling height main/basement, HRV system PLUS, current promo INCLUDES SEPARATE SIDE ENTRANCE, BACK DECK, FULL LANDSCAPING, BLINDS PACKAGE & ROBUST APPLIANCE ALLOWANCE. This incredible home will not last long. Check it out before its SOLD!

Built in 2025

Essential Information

MLS® #

E4443982



| | |
|----------------|------------------------|
| Price | \$579,700 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,935 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 153 Stiles Bend |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1N8 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive Access |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------|
| Elementary | Father Leduc |
| Middle | Father Leduc |
| High | Leduc Composite |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 81 |

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Listing information last updated on June 29th, 2025 at 11:32am MDT