# \$579,700 - 153 Stiles Bend, Leduc

MLS® #E4443982

#### \$579,700

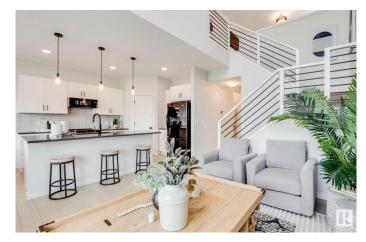
3 Bedroom, 2.50 Bathroom, 1,935 sqft Single Family on 0.00 Acres

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' 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 3

Zoning Zone 81

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Listing information last updated on June 27th, 2025 at 3:03pm MDT