# \$749,900 - 111 Stiles Bend, Leduc

MLS® #E4444787

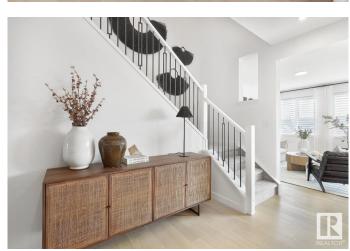
#### \$749,900

3 Bedroom, 2.50 Bathroom, 2,261 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Net Zero Certified! Produce as much energy as you consume! Includes 30+ solar panels; Jayman's proprietary wall system with the complete Net Zero Building envelope & triple pane windows with argon fill. Air source electric heat pump heating & cooling mechanical system. Merv 15 Air filter.Karma24 show home by Jayman BUILT is now being offered with our unique 'Leaseback' program - earn money every month the showhome stays open. Great location walking distance to school & offers double attached garage! The open concept living space seamlessly integrates the living room, kitchen, & dining area. Gourmet kitchen boasts a sleek island & stainless steel appliances, while a walkthrough mudroom leads to a spacious pantry, keeping everything organized. Ascend the open-to-below staircase to discover a versatile upper floor bonus room & the luxurious primary bedroom, complete with an ensuite bath & walk-in closet. Two additional bedrooms & a full bath provide comfort & privacy for family or guests.





Built in 2023

## **Essential Information**

MLS® # E4444787 Price \$749,900



Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,261

Acres 0.00

Year Built 2023

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 111 Stiles Bend

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1N8

#### **Amenities**

Amenities Deck, Hot Water Tankless

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Park/Reserve, Playground Nearby, Schools

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 27th, 2025

Days on Market 14

Zoning Zone 81

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Listing information last updated on July 11th, 2025 at 8:02pm MDT