

## \$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