\$579,700 - 153 Stiles Bend, Leduc

MLS® #E4443982

\$579,700

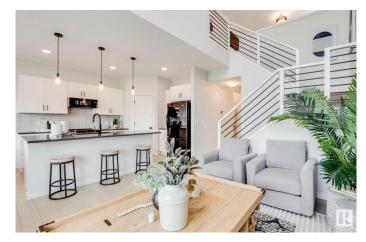
3 Bedroom, 2.50 Bathroom, 1,935 sqft Single Family on 0.00 Acres

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 7

Zoning Zone 81

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Listing information last updated on July 1st, 2025 at 2:17am MDT