

## \$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	7
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 5:17am MDT