# \$489,000 - 366 Stout Lane, Leduc

MLS® #E4424892

## \$489,000

3 Bedroom, 2.50 Bathroom, 1,443 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

~ GORGEOUS 2 STOREY with a HEATED TRIPLE DETACHED GARAGE ~ CENTRAL AIR CONDITIONING ~ 3 BEDROOM, 2.5 BATHS, MINT CONDITION ~ Check out this amazing home in Southfork. The main floor is very open and have a large livignroom, huge dining are and an awesome kitchen with STAINLESS STEEL appliances. The kitchen features a pantry, quartz countertops, lots of cupboard space and an island. Upstairs there are 3 large bedrooms including the primary bedroom with a full ensuite and walk-in closet. There is no carpet in this super clean home, just engineered laminate throughout and some tiles in the bathrooms. The garage is one of a kind with tons of space and is perfect for full sized trucks and all your toys. The home has a tankless hot water heater and an HRV unit plus there are solar panels on the roof which help take a bite out of your electrical bill. The home is close to schools and amenities and is in move in ready condition. Hurry before this one is gone.

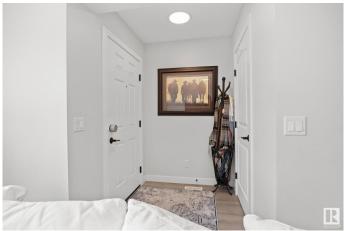
Built in 2020

### **Essential Information**

MLS® # E4424892 Price \$489,000

Bedrooms 3







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,443 Acres 0.00 Year Built 2020

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 366 Stout Lane

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1K4

# **Amenities**

Amenities Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No

Smoking Home, Television Connection, Vinyl Windows, Solar Equipment

Parking Heated, Triple Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave,

Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Composition, Vinyl

Exterior Features Airport Nearby, Back Lane, Cul-De-Sac, Flat Site, Golf Nearby,

Landscaped, Paved Lane, Playground Nearby, Schools, Shopping

Nearby, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Composition, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 10th, 2025

Days on Market 53

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 May 2nd, 2025 at 7:02am MDT