

\$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	15
Zoning	Zone 81

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Listing information last updated on July 9th, 2025 at 8:48am MDT