

Courtesy Of Marc Chalifoux Of One Percent Realty

\$585,000 - 103 Stiles Bend, Leduc

MLS® #E4426049

\$585,000

3 Bedroom, 2.50 Bathroom, 2,330 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this beautifully maintained Homes by AVI 2022 build, nestled in the desirable Southfork community of Leduc, close to walking paths/ponds. This contemporary 3-bedroom home boasts an open, airy design, creating a seamless flow. The heart of the home is the kitchen, featuring sleek, brand-new appliances, generous cabinetry, and plenty of counter space—ideal for both cooking and entertaining. The bright and welcoming living area is adorned with large windows, allowing an abundance of natural light to flood the space, with several upgrades throughout. Retreat to the spacious primary bedroom, which offers a private ensuite, providing the perfect sanctuary for relaxation. The upstairs bonus room is an additional highlight, offering a flexible space that can easily adapt to your needs—whether it's a cozy home office, a playroom, or a media room. Convenience is key with a separate side entry that leads to the unfinished basement, this versatile space holds potential to be developed into a future suite.

Built in 2023

Essential Information

MLS® # E4426049

Price \$585,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,330 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 103 Stiles Bend |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1N8 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | On Street Parking, Air Conditioner |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Wall Mount |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Partially Landscaped, Playground Nearby, |

| | |
|--------------|--|
| | Schools, Shopping Nearby, Partially Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 36 |
| Zoning | Zone 81 |

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