

## \$649,400 - 159 Stiles Bend, Leduc

MLS® #E4425673

### \$649,400

3 Bedroom, 2.50 Bathroom, 2,342 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Get ready to move in this spring to this beautifully crafted, brand new, Homes By Avi home. Located in the heart of Southfork Leduc with great schools, local amenities & close to highways/international airport for all your commuting requirements. Features 3 bedrooms, 2.5 baths, separate side entrance, 11x10 deck, extra side windows, full landscaping, upper-level loft style family room & full laundry room, PLUS, walkout lot backing a walking path! Front access dble attached garage with man door to walk-thru mudroom-pantry-kitchen. Welcoming foyer with closet transitions to open concept great room showcasing electric fireplace, luxury vinyl plank flooring & upscale design. Chef's kitchen is complimented by eat-on center island, quartz countertops, chimney style hood fan & generous appliance allowance. Spacious owner's suite has luxurious private 5 pc ensuite with soaker tub, glass shower, dual sinks with walk-thru access to amazing WIC! PRICELESS!

Built in 2025

### Essential Information

MLS® #	E4425673
Price	\$649,400
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,342
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	159 Stiles Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N8

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, Walkout Basement, HRV System
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
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Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	K-8 Father Leduc
Middle	K-8 Father Leduc
High	Leduc Composite

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	47
Zoning	Zone 81

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Listing information last updated on April 30th, 2025 at 11:47am MDT