

Courtesy Of Tarah J Frig Of Exp Realty

\$555,000 - 379 Stout Lane, Leduc

MLS® #E4447490

\$555,000

3 Bedroom, 2.50 Bathroom, 2,032 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Backs Onto Open Fields | No Rear Neighbors |
Heated Garage + On-Demand Hot Water!!

Looking for privacy in the city? This Jayman-built beauty has over 2800 sqft of living space backs onto open land, offering that peaceful, acreage-style vibe without the maintenance. Inside, soaring 11'™ ceilings, an open-to-below living room, & oversized windows flood the main floor with light. The open-concept layout connects a stylish kitchen, cozy family space, and elegant spindle staircase, perfect for hosting or unwinding. Upstairs features 3 spacious bedrooms and a generous bonus room for movie nights, a kids'™ zone, or home office. The basement is wide open and ready for your dream wet bar, gym, or future guest suite. Enjoy year-round comfort with a heated garage, hot water on demand, and a fully fenced yard backing a field, total sunset views, zero rear neighbors, and space to breathe. Tucked on a quiet Southfork street and walking distance to schools, parks, and trails, this home delivers space, serenity, and style.

Built in 2020

Essential Information

MLS® # E4447490

Price \$555,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	379 Stout Lane
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K4

Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Deck, Hot Water Tankless, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 12th, 2025
Days on Market	20
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 August 1st, 2025 at 8:48am MDT