Courtesy Of Christy M Cantera and Sheri Lukawesky Of Real Broker

# $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. Chefâ€™s kitchen is complimented by eat-on center island, quartz countertops, chimney style hood fan & generous appliance allowance. Spacious ownerâ€™s suite has luxurious private 5 pc ensuite with soaker tub, glass shower, dual sinks with walk-thru access to amazing WICâ€¦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 |

| | |
|---|---|
| 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 | 51 |
| Zoning | Zone 81 |

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Listing information last updated on May 4th, 2025 at 1:32am MDT