# \$491,500 - 596 Stout Bend, Leduc

MLS® #E4454118

#### \$491,500

3 Bedroom, 3.00 Bathroom, 1,643 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

For more information, please click on "View Listing on Realtor Website". Landscaped, south-facing home, 6 solar panels, Built Green certified, professionally decorated, triple-pane windows, 3 bedrooms, 4 bathrooms, quartz kitchen breakfast bar, Goodman A/C, Navien hot water on demand, built-in Panasonic microwave, high-efficiency Goodman furnace, HRV, sump pump, LED lighting, finished basement w/ large window, spacious backyard, liberty, security system, Smart doorbell & Alexa, master walk-in closet, upper floor laundry, 12' great room ceiling, oversized kitchen window. Steps to bus stop, 2 blocks to Kâ€"8 school. 20x20 poured garage pad w/ power outlet, luxury vinyl plank flooring, smoke & pet-free, Hunter Douglas blinds, quality Whirlpool appliances. This thoughtfully upgraded home offers comfort, efficiency, and convenience in one of the city's most desirable communities â€" truly move-in ready and perfect for your next chapter.

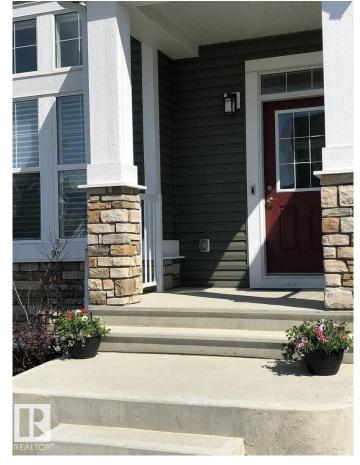
Built in 2018

## **Essential Information**

MLS® # E4454118 Price \$491,500

Bedrooms 3
Bathrooms 3.00





Full Baths 2 Half Baths 2

Square Footage 1,643 Acres 0.00 Year Built 2018

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 596 Stout Bend

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1K3

#### **Amenities**

Amenities Air Conditioner, Ceiling 10 ft., Crawl Space, Deck, Detectors Smoke, Hot

Wtr Tank-Energy Star, Low Flow Faucets/Shower, No Smoking Home, Parking-Plug-Ins, Smart/Program. Thermostat, Security Door, Green

Building

Parking Spaces 2

Parking No Garage, Parking Pad Cement/Paved

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Furniture Included, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star,

Stove-Electric, Washer - Energy Star, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane,

Transportation

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Father Leduc

### **Additional Information**

Date Listed August 21st, 2025

Days on Market 75

Zoning Zone 81



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