

\$489,000 - 366 Stout Lane, Leduc

MLS® #E4424892

\$489,000

3 Bedroom, 2.50 Bathroom, 1,443 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

~ GORGEOUS 2 STOREY with a HEATED TRIPLE DETACHED GARAGE ~ CENTRAL AIR CONDITIONING ~ 3 BEDROOM, 2.5 BATHS, MINT CONDITION ~ Check out this amazing home in Southfork. The main floor is very open and have a large livignroom, huge dining are and an awesome kitchen with STAINLESS STEEL appliances. The kitchen features a pantry, quartz countertops, lots of cupboard space and an island. Upstairs there are 3 large bedrooms including the primary bedroom with a full ensuite and walk-in closet. There is no carpet in this super clean home, just engineered laminate throughout and some tiles in the bathrooms. The garage is one of a kind with tons of space and is perfect for full sized trucks and all your toys. The home has a tankless hot water heater and an HRV unit plus there are solar panels on the roof which help take a bite out of your electrical bill. The home is close to schools and amenities and is in move in ready condition. Hurry before this one is gone.

Built in 2020

Essential Information

MLS® # E4424892

Price \$489,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,443 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 366 Stout Lane |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1K4 |

Amenities

| | |
|-----------|--|
| Amenities | Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, Television Connection, Vinyl Windows, Solar Equipment |
| Parking | Heated, Triple Garage Detached |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Composition, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Cul-De-Sac, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |

| | |
|--------------|--------------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Composition, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 10th, 2025 |
| Days on Market | 57 |
| Zoning | Zone 81 |

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