\$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.

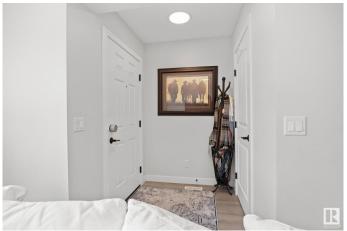
Built in 2020

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 50

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 April 29th, 2025 at 12:17am MDT