# \$570,000 - 379 Stout Lane, Leduc

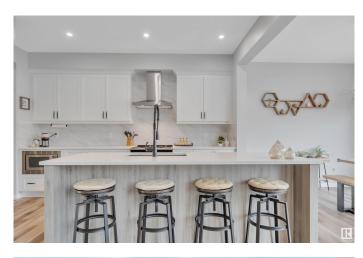
MLS® #E4438621

### \$570,000

3 Bedroom, 2.50 Bathroom, 2,032 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this stunning Jayman home, where modern design & functionality meet. This beautifully upgraded 2,032 sq.ft. home offers the ideal layout for families, with 3 spacious bedrooms & 2.5 bathrooms. The bright & airy interiors feature an 11 ft dining room ceiling & expansive windows that allow natural light to flood the space, creating an inviting atmosphere for both family gatherings & quiet relaxation. The open main floor flows seamlessly into a stylish kitchen, & the upgraded light fixtures & elegant spindle staircase elevate the space. The garage is heated, providing year-round comfort. For those who love to entertain, the basement is ready for a wet bar, offering endless possibilities to create your dream entertainment area. This home offers ultimate convenience, w walking distance to school and a backyard that backs onto a peaceful field. Look out your back window and it feels like acreage living, with beautiful views and total privacy. A perfect blend of style, comfort, & practicality!







Built in 2020

### **Essential Information**

MLS® #	E4438621
Price	\$570,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	0.00
Year Built	2020
Туре	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	
Amenities	Carbon Monoxide Detectors, Closet Organizers, Deck, Hot Water Natural Gas, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Smoking Home, Smart/Program. Thermostat, 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, Window Coverings, See Remarks, Garage Heater
Llooting	Ecroad Air 1 Notural Coo
Heating	Forced Air-1, Natural Gas
Stories	2
0	

## Exterior

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

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	5
Zoning	Zone 81

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Listing information last updated on May 31st, 2025 at 1:02am MDT