

Courtesy Of Marc Chalifoux Of One Percent Realty

## \$600,000 - 103 Stiles Bend, Leduc

MLS® #E4420936

**\$600,000**

3 Bedroom, 2.50 Bathroom, 2,309 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this beautifully maintained Homes by AVI 2022 build, nestled in the highly desirable Southfork community of Leduc. This contemporary 3-bedroom home boasts an open, airy design, creating a seamless flow. The heart of the home is the kitchen, featuring sleek, brand-new appliances, generous cabinetry, and plenty of counter space—ideal for both cooking and entertaining. The bright and welcoming living area is adorned with large windows, allowing an abundance of natural light to flood the space, creating a warm, inviting atmosphere. Retreat to the spacious primary bedroom, which offers a private ensuite, providing the perfect sanctuary for relaxation. The upstairs bonus room is an additional highlight, offering a flexible space that can easily adapt to your needs—whether it’s a cozy home office, a playroom, or a media room. Convenience is key with a separate side entry that leads to the unfinished basement, this versatile space holds potential to be developed into a future suite.

Built in 2023

### Essential Information

MLS® # E4420936

Price \$600,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,309
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	103 Stiles Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N8

### **Amenities**

Amenities	On Street Parking, Air Conditioner
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Partially Landscaped, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 10th, 2025

Days on Market 30

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 March 12th, 2025 at 8:02pm MDT