

Courtesy Of Che Taylor Of MaxWell Challenge Realty

## \$489,000 - 366 Stout Lane, Leduc

MLS® #E4424892

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,443 sqft  
Single Family on 0.00 Acres

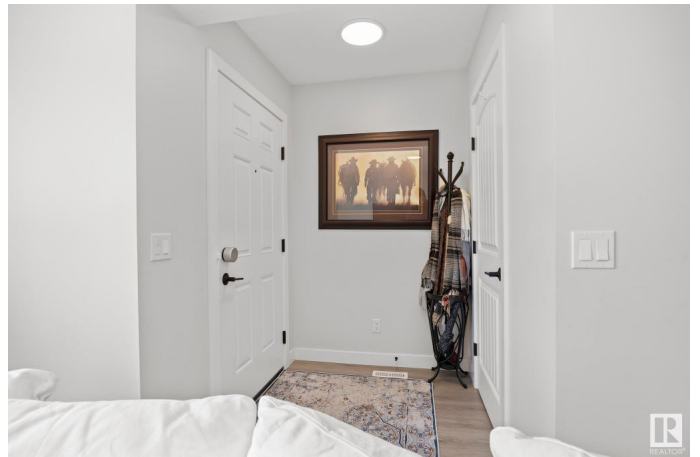
Southfork, Leduc, AB

~ 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	51
----------------	----

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 30th, 2025 at 10:02am MDT