\$491,500 - 596 Stout Bend, Leduc

MLS® #E4454118

\$491,500

3 Bedroom, 3.00 Bathroom, 1,643 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

For more information, please click on "View Listing on Realtor Website". Landscaped, south-facing home, 6 solar panels, Built Green certified, professionally decorated, triple-pane windows, 3 bedrooms, 4 bathrooms, quartz kitchen breakfast bar, Goodman A/C, Navien hot water on demand, built-in Panasonic microwave, high-efficiency Goodman furnace, HRV, sump pump, LED lighting, finished basement w/ large window, spacious backyard, liberty, security system, Smart doorbell & Alexa, master walk-in closet, upper floor laundry, 12' great room ceiling, oversized kitchen window. Steps to bus stop, 2 blocks to Kâ€"8 school. 20x20 poured garage pad w/ power outlet, luxury vinyl plank flooring, smoke & pet-free, Hunter Douglas blinds, quality Whirlpool appliances. This thoughtfully upgraded home offers comfort, efficiency, and convenience in one of the city's most desirable communities â€" truly move-in ready and perfect for your next chapter.

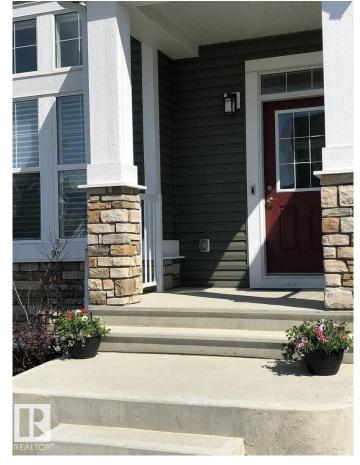
Built in 2018

Essential Information

MLS® # E4454118 Price \$491,500

Bedrooms 3
Bathrooms 3.00





Full Baths 2 Half Baths 2

Square Footage 1,643 Acres 0.00 Year Built 2018

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 596 Stout Bend

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1K3

Amenities

Amenities Air Conditioner, Ceiling 10 ft., Crawl Space, Deck, Detectors Smoke, Hot

Wtr Tank-Energy Star, Low Flow Faucets/Shower, No Smoking Home, Parking-Plug-Ins, Smart/Program. Thermostat, Security Door, Green

Building

Parking Spaces 2

Parking No Garage, Parking Pad Cement/Paved

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Furniture Included, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star,

Stove-Electric, Washer - Energy Star, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Partial, Partially Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane,

Transportation

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Father Leduc

Additional Information

Date Listed August 21st, 2025

Days on Market 72

Zoning Zone 81



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Listing information last updated on November 1st, 2025 at 6:02am MDT