Courtesy Of Tarynn Dux Of Exp Realty

$605,000 - 17 Stout Place, Leduc

MLS® #E4461658

$605,000
3 Bedroom, 3.50 Bathroom, 2,186 sqft
Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this beautifully finished 2-storey home that blends comfort, style, and functionality. The bright main floor features large windows, a cozy gas fireplace, and a stunning kitchen with a huge pantry and induction stove. Upstairs offers a spacious bonus room, convenient laundry, and three bedrooms including a large primary suite with a generous ensuite bathroom. The fully finished basement adds extra living space with a fireplace, flex area, and room for guests. Enjoy year-round comfort with air conditioning and the convenience of a double attached garage. Best of all, step outside to a large deck overlooking a huge yardâ€”perfect for entertaining, play, or relaxing outdoors in your own private space.

Built in 2017

Essential Information

MLS® #	E4461658
Price	$605,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,186
Acres	0.00

Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17 Stout Place
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K4

Amenities

Amenities	Air Conditioner, Deck, Hot Water Tankless, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Washer, Window Coverings, See Remarks, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 10th, 2025
Days on Market	23
Zoning	Zone 81

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Listing information last updated on November 2nd, 2025 at 4:47am MST