

## \$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.

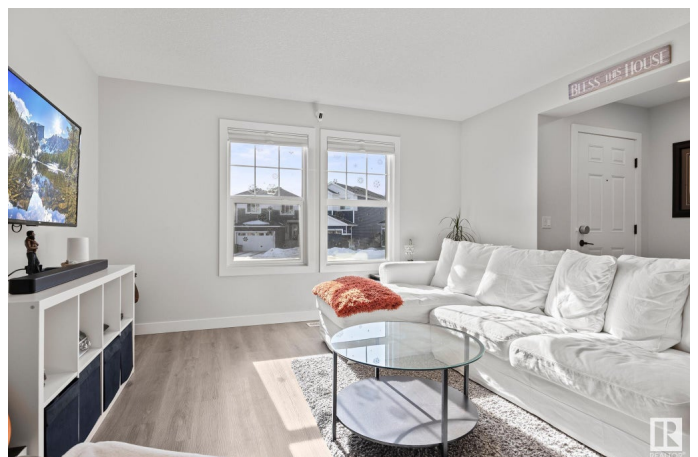
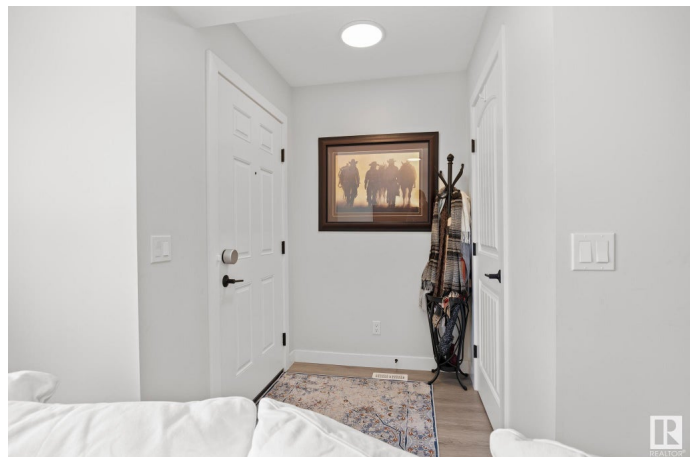
Built in 2020

### 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 | 42               |
| Zoning         | Zone 81          |

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Listing information last updated on April 21st, 2025 at 11:17am MDT