# \$599,200 - 560 Stout Bend, Leduc

MLS® #E4460325

# \$599,200

3 Bedroom, 2.50 Bathroom, 2,246 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome Home to Southfork! Built in 2022, this 2,246 sq ft two-storey showcases modern design, quality craftsmanship, and upgrades throughout. Step inside to an open-concept living area with a feature wall, tiled surround electric fireplace with mantel, soaring 20' ceilings, and expansive west-facing windows that flood the home with natural light. The kitchen has premium cabinetry, a large waterfall granite island, stainless steel appliances, and a walk-through pantry. Also on the main floor, den, stylish half bath, and mudroom with built-in bench and shelving. Upstairs, retreat to the luxurious primary suite with tray ceiling, a spa-like 5-piece ensuite with dual sinks, soaker tub, floor-to-ceiling tiled shower, plus a spacious walk-in closet. The upper floor also features a bright bonus room, two additional bedrooms, a 4-piece bathroom, and a dedicated laundry room with sink. Additional highlights include: Side entrance with suite potential in the basement, oversized deep garage, rear deck, central A/C.

Built in 2022

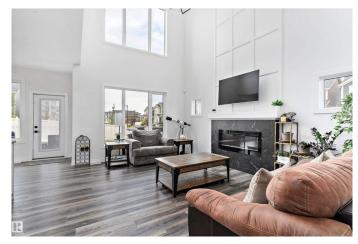
#### **Essential Information**

MLS® # E4460325 Price \$599,200

Bedrooms 3







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 2,246 Acres 0.00 Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 560 Stout Bend

Area Leduc

Subdivision Southfork

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1K3

## **Amenities**

Amenities Off Street Parking, On Street Parking, Air Conditioner, Closet

Organizers, Deck, No Smoking Home

Parking Double Garage Attached, Front Drive Access, Insulated

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Corner Lot, Flat Site, Golf Nearby, Landscaped, No Back Lane, Schools,

Shopping Nearby, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed October 1st, 2025

Days on Market 34

Zoning Zone 81

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Listing information last updated on November 4th, 2025 at 9:17am MST