# \$584,800 - 322 Stiles Way, Leduc

MLS® #E4461315

#### \$584,800

3 Bedroom, 2.50 Bathroom, 2,343 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

BRAND-NEW | HOME-2-LOVE. Homes by Avi welcomes you to Southfork Leduc. Perfect home, perfect location for your growing family with Father Leduc School just steps away. This home has everything you need to live comfortably featuring 3 spacious bedrooms, 2.5 bathrooms, upper-level laundry room & family room. Luxury finishes throughout including quartz countertops, spa-like ensuite, dual sinks upper level bathroom, upscale vinyl plank/tile flooring, 9' ceiling height main/basement, HRV system PLUS, current promo INCLUDES SEPARATE SIDE ENTRANCE, FULL LANDSCAPING, BLINDS PACKAGE, ROBUST APPLIANCE **ALLOWANCE & BASEMENT SUITE** ROUGH-INS. This incredible home will not last long. Check it out before it's SOLD!

Built in 2025

#### **Essential Information**

MLS® # E4461315 Price \$584,800

Bedrooms 3

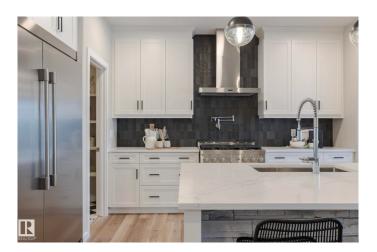
Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,343

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 322 Stiles Way

Area Leduc
Subdivision Southfork
City Leduc

County ALBERTA

Province AB

Postal Code T9E 1V4

#### **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No

Smoking Home, Smart/Program. Thermostat, Television Connection,

Vinyl Windows, 9 ft. Basement Ceiling

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert
Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Landscaped, Picnic Area, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary K-8 Father Leduc Catholic

## **Additional Information**

Date Listed October 8th, 2025

Days on Market 27

Zoning Zone 81

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Listing information last updated on November 3rd, 2025 at 8:33pm MST