

## \$674,900 - 303 Stiles Way, Leduc

MLS® #E4442953

**\$674,900**

4 Bedroom, 3.00 Bathroom, 2,579 sqft

Single Family on 0.00 Acres

Southfork, Leduc,

BRAND-NEW, MOVE-IN-READY & SMARTLY DESIGNED FOR TODAY'S MODERN LIVING! Homes By Avi welcomes you to Southfork Leduc! Community rich surroundings with Father Leduc School, parks & local amenities just a hop away! 4th bedroom, 4 pc bath & back mud room are conveniently located on main-level to meet the requirements of extended/generational family members. PLUS, separate side entrance for future basement development. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area w/feature wall electric F/P, deluxe kitchen w/centre island, granite countertops, chimney hood fan/built-in microwave (+ robust appliance allowance) & walk-thru pantry/mudroom/garage. Impressive upper-level flaunts open-to-below loft-style family room, large laundry room, 4pc bath & 2 jr bdrms each w/WIC's. Owners' suite is complimented by luxurious 5 pc ensuite w/dual sinks, soaker tub, private stall & enormous WIC. Incredible opportunity with this Forever Home-2-LOVE! DON'T MISS OUT!!!



Built in 2025

### Essential Information

MLS® # E4442953

Price \$674,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,579
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	303 Stiles Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Postal Code	X0X 0X0

### Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, See Remarks, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Airport Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	K-8 Father Leduc Catholic
Middle	K-8 Father Leduc Catholic
High	Leduc Composite

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	26
Zoning	Zone 81

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Listing information last updated on July 14th, 2025 at 12:32pm MDT