# \$555,000 - 379 Stout Lane, Leduc

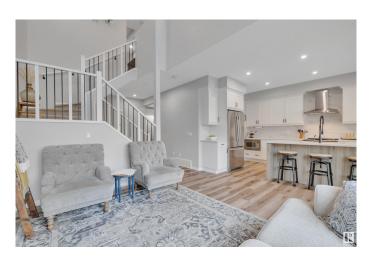
MLS® #E4447490

#### \$555,000

3 Bedroom, 2.50 Bathroom, 2,032 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

Backs Onto Open Fields | No Rear Neighbors | Heated Garage + On-Demand Hot Water!! Looking for privacy in the city? This Jayman-built beauty has over 2800 sqft of living space backs onto open land, offering that peaceful, acreage-style vibe without the maintenance. Inside, soaring 11â€<sup>™</sup> ceilings, an open-to-below living room, & oversized windows flood the main floor with light. The open-concept layout connects a stylish kitchen, cozy family space, and elegant spindle staircase, perfect for hosting or unwinding. Upstairs features 3 spacious bedrooms and a generous bonus room for movie nights, a kidsâ€<sup>™</sup> zone, or home office. The basement is wide open and ready for your dream wet bar, gym, or future guest suite. Enjoy year-round comfort with a heated garage, hot water on demand, and a fully fenced yard backing a field, total sunset views, zero rear neighbors, and space to breathe. Tucked on a quiet Southfork street and walking distance to schools, parks, and trails, this home delivers space, serenity, and style.







Built in 2020

#### **Essential Information**

MLS® #	E4447490
Price	\$555,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	0.00
Year Built	2020
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	379 Stout Lane
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K4

#### Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Deck, Hot Water	
	Tankless, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No	
	Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl	
	Windows, See Remarks, Vacuum System-Roughed-In, Natural Gas	
	BBQ Hookup	

Parking Spaces	4
Parking	Double Garage Attached, Heated

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, No
	Through Road, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	July 12th, 2025
Days on Market	1
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 13th, 2025 at 9:02pm MDT