

## \$570,000 - 379 Stout Lane, Leduc

MLS® #E4438621

**\$570,000**

3 Bedroom, 2.50 Bathroom, 2,032 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Acreage Vibes in Southfork! Backing onto open fields with no rear neighbors, this 2,032 sq. ft. Jayman-built gem offers rare privacy in the heart of Leduc. Enjoy soaring 11'™ ceilings in the dining room, oversized windows that flood the space with natural light, and upgraded lighting that adds a designer touch. The open-concept kitchen flows into a spacious living area, perfect for entertaining or cozy nights in. Upstairs features 3 generous bedrooms, a large bonus room, and thoughtful layout for families. The basement is ready for your dream wet bar or future development. A heated garage keeps your car toasty year-round. Step outside to a fully fenced backyard with panoramic views—sunsets, serenity, and space to breathe. Walking distance to top-rated schools, parks, and trails, this home blends suburban convenience with countryside calm. Move-in ready, impeccably maintained, and waiting for the next owner to fall in love—this is not just a home, it's™ a lifestyle.

Built in 2020

### Essential Information

MLS® # E4438621

Price \$570,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	0.00
Year Built	2020
Type	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 Natural Gas, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Smoking Home, Smart/Program. Thermostat, 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, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	21
Zoning	Zone 81

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Listing information last updated on June 16th, 2025 at 9:02pm MDT