

\$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
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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	20
Zoning	Zone 81

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Listing information last updated on October 21st, 2025 at 12:17am MDT