

Courtesy Of Tarah J Frig Of Exp Realty

## \$585,000 - 379 Stout Lane, Leduc

MLS® #E4435334

**\$585,000**

3 Bedroom, 2.50 Bathroom, 2,032 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this Jayman home a beautifully upgraded 2,032sq.ft. home where versatility and style blend seamlessly. As you enter, you'll immediately appreciate the spacious layout, offering 3 bedrooms & 2.5 bathrooms, perfect for families of all sizes. The open, bright interiors feature an 11 ft high ceiling in the dining room, w expansive windows that flood the space with natural light, creating an inviting atmosphere for both relaxation & entertaining. The main floor flows effortlessly into a well-designed kitchen, while the upgraded light fixtures & elegant spindle staircase add a touch of sophistication throughout. The garage is equipped w a heater, ensuring comfort year-round. For those who love to entertain, the basement is ready for a wet bar, offering endless possibilities for creating your dream space. This home is not only functional but also incredibly convenient, being within walking distance to a local school and backing onto a serene field offering both privacy and beautiful views.

Built in 2020

### Essential Information

MLS® # E4435334

Price \$585,000

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

### 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 8th, 2025
Days on Market	1
Zoning	Zone 81

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Listing information last updated on May 9th, 2025 at 12:32pm MDT