\$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

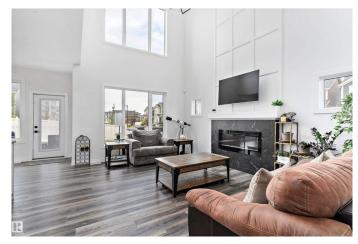
Essential Information

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

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 28

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 October 29th, 2025 at 8:02pm MDT