\$584,800 - 322 Stiles Way, Leduc

MLS® #E4461315

\$584,800

3 Bedroom, 2.50 Bathroom, 2,343 sqft Single Family on 0.00 Acres

Southfork, Leduc, AB

BRAND-NEW | HOME-2-LOVE. Homes by Avi welcomes you to Southfork Leduc. Perfect home, perfect location for your growing family with Father Leduc School just steps away. This home has everything you need to live comfortably featuring 3 spacious bedrooms, 2.5 bathrooms, upper-level laundry room & family room. Luxury finishes throughout including quartz countertops, spa-like ensuite, dual sinks upper level bathroom, upscale vinyl plank/tile flooring, 9' ceiling height main/basement, HRV system PLUS, current promo INCLUDES SEPARATE SIDE ENTRANCE, FULL LANDSCAPING, BLINDS PACKAGE, ROBUST APPLIANCE **ALLOWANCE & BASEMENT SUITE** ROUGH-INS. This incredible home will not last long. Check it out before it's SOLD!

Built in 2025

Essential Information

MLS® # E4461315 Price \$584,800

Bedrooms 3

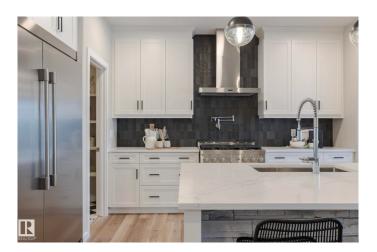
Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,343

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 322 Stiles Way

Area Leduc
Subdivision Southfork
City Leduc

County ALBERTA

Province AB

Postal Code T9E 1V4

Amenities

Amenities Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No

Smoking Home, Smart/Program. Thermostat, Television Connection,

Vinyl Windows, 9 ft. Basement Ceiling

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert
Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Landscaped, Picnic Area, Playground Nearby, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary K-8 Father Leduc Catholic

Additional Information

Date Listed October 8th, 2025

Days on Market 21

Zoning Zone 81

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Listing information last updated on October 29th, 2025 at 7:17am MDT