Courtesy Of Christy M Cantera Of Real Broker

$674,900 - 303 Stiles Way, Leduc

MLS® #E4442953

$674,900
4 Bedroom, 3.00 Bathroom, 2,579 sqft
Single Family on 0.00 Acres

Southfork, Leduc,

BRAND-NEW, MOVE-IN-READY & SMARTLY DESIGNED FOR TODAYâ€™S MODERN LIVING! Homes By Avi welcomes you to Southfork Leduc! Community rich surroundings with Father Leduc School, parks & local amenities just a hop away! 4th bedroom, 4 pc bath & back mud room are conveniently located on main-level to meet the requirements of extended/generational family members. PLUS, separate side entrance for future basement development. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area w/feature wall electric F/P, deluxe kitchen w/centre island, granite countertops, chimney hood fan/built-in microwave (+ robust appliance allowance) & walk-thru pantry/mudroom/garage. Impressive upper-level flaunts open-to-below loft-style family room, large laundry room, 4pc bath & 2 jr bdrms each w/WICâ€™s. Ownersâ€™ suite is complimented by luxurious 5 pc ensuite w/dual sinks, soaker tub, private stall & enormous WIC. Incredible opportunity with this Forever Home-2-LOVE! DON'T MISS OUT!!!

Built in 2025

Essential Information

MLS® #	E4442953
Price	$674,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,579
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	303 Stiles Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Postal Code	X0X 0X0

Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, See Remarks, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl

Exterior Features	Airport Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	K-8 Father Leduc Catholic
Middle	K-8 Father Leduc Catholic
High	Leduc Composite

Additional Information

Date Listed	June 18th, 2025
Days on Market	45
Zoning	Zone 81

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Listing information last updated on August 2nd, 2025 at 10:17am MDT