

Courtesy Of Tarah J Frig Of Exp Realty

## \$555,000 - 379 Stout Lane, Leduc

MLS® #E4447490

**\$555,000**

3 Bedroom, 2.50 Bathroom, 2,032 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Backs Onto Open Fields | No Rear Neighbors | Heated Garage + On-Demand Hot Water!! Looking for privacy in the city? This Jayman-built beauty has over 2800 sqft of living space backs onto open land, offering that peaceful, acreage-style vibe without the maintenance. Inside, soaring 11'™ ceilings, an open-to-below living room, & oversized windows flood the main floor with light. The open-concept layout connects a stylish kitchen, cozy family space, and elegant spindle staircase, perfect for hosting or unwinding. Upstairs features 3 spacious bedrooms and a generous bonus room for movie nights, a kids'™ zone, or home office. The basement is wide open and ready for your dream wet bar, gym, or future guest suite. Enjoy year-round comfort with a heated garage, hot water on demand, and a fully fenced yard backing a field, total sunset views, zero rear neighbors, and space to breathe. Tucked on a quiet Southfork street and walking distance to schools, parks, and trails, this home delivers space, serenity, and style.

Built in 2020

### Essential Information

MLS® # E4447490

Price \$555,000



|                |                        |
|----------------|------------------------|
| 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 Tankless, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                                                                                                                                                     |
| Parking        | Double Garage Attached, Heated                                                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Stories           | 2                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 81         |

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Listing information last updated on August 2nd, 2025 at 8:17pm MDT