

## \$570,000 - 379 Stout Lane, Leduc

MLS® #E4438621

**\$570,000**

3 Bedroom, 2.50 Bathroom, 2,032 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Acreage Vibes in Southfork! Backing onto open fields with no rear neighbors, this 2,032 sq. ft. Jayman-built gem offers rare privacy in the heart of Leduc. Enjoy soaring 11'™ ceilings in the dining room, oversized windows that flood the space with natural light, and upgraded lighting that adds a designer touch. The open-concept kitchen flows into a spacious living area, perfect for entertaining or cozy nights in. Upstairs features 3 generous bedrooms, a large bonus room, and thoughtful layout for families. The basement is ready for your dream wet bar or future development. A heated garage keeps your car toasty year-round. Step outside to a fully fenced backyard with panoramic views—sunsets, serenity, and space to breathe. Walking distance to top-rated schools, parks, and trails, this home blends suburban convenience with countryside calm. Move-in ready, impeccably maintained, and waiting for the next owner to fall in love—this is not just a home, it's a lifestyle.

Built in 2020

### Essential Information

MLS® # E4438621

Price \$570,000

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, Heated  |

### 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 |
|----------|-------------|

|                   |   |
|-------------------|---|
| 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 26th, 2025 |
| Days on Market | 31             |
| Zoning         | Zone 81        |

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Listing information last updated on June 26th, 2025 at 10:18am MDT