

\$585,000 - 379 Stout Lane, Leduc

MLS® #E4435334

\$585,000

3 Bedroom, 2.50 Bathroom, 2,032 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this Jayman home, a beautifully upgraded 2,032sq.ft. home where versatility and style blend seamlessly. As you enter, youâ€™ll immediately appreciate the spacious layout, offering 3 bedrooms & 2.5 bathrooms, perfect for families of all sizes. The open, bright interiors feature an 11 ft high ceiling in the dining room, w expansive windows that flood the space with natural light, creating an inviting atmosphere for both relaxation & entertaining. The main floor flows effortlessly into a well-designed kitchen, while the upgraded light fixtures & elegant spindle staircase add a touch of sophistication throughout. The garage is equipped w a heater, ensuring comfort year-round. For those who love to entertain, the basement is ready for a wet bar, offering endless possibilities for creating your dream space. This home is not only functional but also incredibly convenient, being within walking distance to a local school and backing onto a serene field offering both privacy and beautiful views.

Built in 2020

Essential Information

MLS® # E4435334

Price \$585,000

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

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 8th, 2025
Days on Market	7
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 May 15th, 2025 at 3:17pm MDT