

## \$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	19
Zoning	Zone 81

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Listing information last updated on July 31st, 2025 at 1:48pm MDT