

\$584,800 - 322 Stiles Way, Leduc

MLS® #E4461315

\$584,800

3 Bedroom, 2.50 Bathroom, 2,343 sqft
Single Family on 0.00 Acres

Southfork, Leduc, AB

BRAND-NEW | HOME-2-LOVE. Homes by Avi welcomes you to Southfork Leduc. Perfect home, perfect location for your growing family with Father Leduc School just steps away. This home has everything you need to live comfortably featuring 3 spacious bedrooms, 2.5 bathrooms, upper-level laundry room & family room. Luxury finishes throughout including quartz countertops, spa-like ensuite, dual sinks upper level bathroom, upscale vinyl plank/tile flooring, 9'™ ceiling height main/basement, HRV system PLUS, current promo INCLUDES SEPARATE SIDE ENTRANCE, FULL LANDSCAPING, BLINDS PACKAGE, ROBUST APPLIANCE ALLOWANCE & BASEMENT SUITE ROUGH-INS. This incredible home will not last long. Check it out before it's SOLD!

Built in 2025

Essential Information

MLS® #	E4461315
Price	\$584,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,343
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	322 Stiles Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1V4

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

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

School Information

Elementary K-8 Father Leduc Catholic

Additional Information

Date Listed October 8th, 2025

Days on Market 17

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 October 25th, 2025 at 1:02am MDT