

Courtesy Of Marc Chalifoux Of One Percent Realty

## \$593,900 - 103 Stiles Bend, Leduc

MLS® #E4426049

**\$593,900**

3 Bedroom, 2.50 Bathroom, 2,330 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this beautifully maintained Homes by AVI 2022 build, nestled in the desirable Southfork community of Leduc, close to walking paths/ponds. This contemporary 3-bedroom home boasts an open, airy design, creating a seamless flow. The heart of the home is the kitchen, featuring sleek, brand-new appliances, generous cabinetry, and plenty of counter space—ideal for both cooking and entertaining. The bright and welcoming living area is adorned with large windows, allowing an abundance of natural light to flood the space, with several upgrades throughout. Retreat to the spacious primary bedroom, which offers a private ensuite, providing the perfect sanctuary for relaxation. The upstairs bonus room is an additional highlight, offering a flexible space that can easily adapt to your needs—whether it's a cozy home office, a playroom, or a media room. Convenience is key with a separate side entry that leads to the unfinished basement, this versatile space holds potential to be developed into a future suite.

Built in 2023

### Essential Information

MLS® # E4426049

Price \$593,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,330
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	103 Stiles Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N8

### **Amenities**

Amenities	On Street Parking, Air Conditioner
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Partially Landscaped, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 17th, 2025  
Days on Market 22  
Zoning Zone 81

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Listing information last updated on April 7th, 2025 at 10:02pm MDT