

\$491,500 - 596 Stout Bend, Leduc

MLS® #E4454118

\$491,500

3 Bedroom, 3.00 Bathroom, 1,643 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

For more information, please click on "View Listing on Realtor Website". Landscaped, south-facing home, 6 solar panels, Built Green certified, professionally decorated, triple-pane windows, 3 bedrooms, 4 bathrooms, quartz kitchen breakfast bar, Goodman A/C, Navien hot water on demand, built-in Panasonic microwave, high-efficiency Goodman furnace, HRV, sump pump, LED lighting, finished basement w/ large window, spacious backyard, liberty, security system, Smart doorbell & Alexa, master walk-in closet, upper floor laundry, 12'™ great room ceiling, oversized kitchen window. Steps to bus stop, 2 blocks to K school. 20x20 poured garage pad w/ power outlet, luxury vinyl plank flooring, smoke & pet-free, Hunter Douglas blinds, quality Whirlpool appliances. This thoughtfully upgraded home offers comfort, efficiency, and convenience in one of the city™s most desirable communities " truly move-in ready and perfect for your next chapter.

Built in 2018

Essential Information

MLS® #	E4454118
Price	\$491,500
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	2
Square Footage	1,643
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	596 Stout Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K3

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Crawl Space, Deck, Detectors Smoke, Hot Wtr Tank-Energy Star, Low Flow Faucets/Shower, No Smoking Home, Parking-Plug-Ins, Smart/Program. Thermostat, Security Door, Green Building
Parking Spaces	2
Parking	No Garage, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Furniture Included, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features Airport Nearby, Back Lane,
Transportation
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter



School Information

Elementary Father Leduc

Additional Information

Date Listed August 21st, 2025
Days on Market 56
Zoning Zone 81

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