

## \$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&#8 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&#8™s most desirable communities &#8" 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 |
|----------|-------------|

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       52  
Zoning                  Zone 81



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