

\$579,900 - 560 Stout Bend, Leduc

MLS® #E4465093

\$579,900

4 Bedroom, 2.50 Bathroom, 2,242 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

COME to Leduc! This AMAZING HOME in the prestige Southfork! Featuring 4-bedroom, 2.5-bathroom on 2,245 sq. ft. of living space on a LARGE CORNER LOT! The spacious foyer that opens to a modern, open-concept main floor. The living room impresses w/ its 20-ft ceilings, floor-to-ceiling picture windows & a sleek modern fireplace! The chef-inspired kitchen features a breakfast nook, large island, quartz countertops, modern cabinetry & a convenient walk-in pantry. The dining area overlooks the expansive backyard and opens onto a spacious deck, ideal for barbecues and outdoor gatherings. Upstairs, you'll find a spacious bonus room, 4 generously sized bedrooms, incl. a relaxing primary suite w/ double vanity, soaker tub w/ quartz finishes! A 5-pc common bath & laundry room adds convenience to the upper floor! The undeveloped basement offers endless opportunities to create a custom area, home gym, or guest suite with SEPARATE ENTRANCE! Located just a short drive from McKinley Park South & all essential amenities!

Built in 2022

Essential Information

MLS® # E4465093

Price \$579,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,242
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	560 Stout Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K3

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Caledonia Park School
Middle	Leduc Composite School
High	Leduc Composite Highschool

Additional Information

Date Listed	November 7th, 2025
Days on Market	13
Zoning	Zone 81

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