

## \$674,900 - 303 Stiles Way, Leduc

MLS® #E4442953

**\$674,900**

4 Bedroom, 3.00 Bathroom, 2,579 sqft

Single Family on 0.00 Acres

Southfork, Leduc,

BRAND-NEW, MOVE-IN-READY & SMARTLY DESIGNED FOR TODAY'S MODERN LIVING! Homes By Avi welcomes you to Southfork Leduc! Community rich surroundings with Father Leduc School, parks & local amenities just a hop away! 4th bedroom, 4 pc bath & back mud room are conveniently located on main-level to meet the requirements of extended/generational family members. PLUS, separate side entrance for future basement development. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area w/feature wall electric F/P, deluxe kitchen w/centre island, granite countertops, chimney hood fan/built-in microwave (+ robust appliance allowance) & walk-thru pantry/mudroom/garage. Impressive upper-level flaunts open-to-below loft-style family room, large laundry room, 4pc bath & 2 jr bdrms each w/WIC's. Owners' suite is complimented by luxurious 5 pc ensuite w/dual sinks, soaker tub, private stall & enormous WIC. Incredible opportunity with this Forever Home-2-LOVE! DON'T MISS OUT!!!



Built in 2025

### Essential Information

MLS® # E4442953

Price \$674,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,579                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 303 Stiles Way |
| Area        | Leduc          |
| Subdivision | Southfork      |
| City        | Leduc          |
| County      | ALBERTA        |
| Postal Code | X0X 0X0        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

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

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

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

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | K-8 Father Leduc Catholic |
| Middle     | K-8 Father Leduc Catholic |
| High       | Leduc Composite           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 81         |

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Listing information last updated on July 21st, 2025 at 10:02pm MDT