

## \$589,900 - 118 Stiles Bend, Leduc

MLS® #E4416861

**\$589,900**

3 Bedroom, 3.50 Bathroom, 1,652 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

WOW! This stunning Jayman BUILT showhome is now being offered for sale with our unique leaseback program. Invest now and earn money every month the show home remains open! The best part about this amazing offer is that the mortgage help will continue after you move in with a full legal suite in the basement! Jayman's Sonata plan offers all the great Jayman features including solar panels, triple pane windows, A/C, Smart home technology, HRV and high efficiency furnace & tankless hot water system. This unique floor plan welcomes you into the great room level & just a few steps up is the dining & kitchen with quartz counters & stainless steel appliances. The second floor offers three good sized bedrooms including an luxurious owners suite with walk in closet & full ensuite; full size laundry closet; loft area & a second full bath. The suite has a large living room/ kitchen with eating bar; a full bath & a spacious bedroom with walk in closet. Lots of storage here also. Concrete parking pad.

Built in 2023

### Essential Information

MLS® #	E4416861
Price	\$589,900
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,652
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	118 Stiles Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N8

### **Amenities**

Amenities	Hot Water Tankless
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary          Father Leduc K-9

## Additional Information

Date Listed          January 2nd, 2025

Days on Market      99

Zoning                Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 4:47pm MDT