

## \$512,000 - 596 Stout Bend, Leduc

MLS® #E4454118

**\$512,000**

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, first occupied May 2021, 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's™ most desirable communities &#8 truly move-in ready and perfect for your next chapter.

Built in 2018

### Essential Information

MLS® # E4454118

Price \$512,000

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	1
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 August 22nd, 2025 at 2:02am MDT