

## \$599,200 - 560 Stout Bend, Leduc

MLS® #E4460325

**\$599,200**

3 Bedroom, 2.50 Bathroom, 2,246 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome Home to Southfork! Built in 2022, this 2,246 sq ft two-storey showcases modern design, quality craftsmanship, and upgrades throughout. Step inside to an open-concept living area with a feature wall, tiled surround electric fireplace with mantel, soaring 20'™ ceilings, and expansive west-facing windows that flood the home with natural light. The kitchen has premium cabinetry, a large waterfall granite island, stainless steel appliances, and a walk-through pantry. Also on the main floor, den, stylish half bath, and mudroom with built-in bench and shelving. Upstairs, retreat to the luxurious primary suite with tray ceiling, a spa-like 5-piece ensuite with dual sinks, soaker tub, floor-to-ceiling tiled shower, plus a spacious walk-in closet. The upper floor also features a bright bonus room, two additional bedrooms, a 4-piece bathroom, and a dedicated laundry room with sink. Additional highlights include: Side entrance with suite potential in the basement, oversized deep garage, rear deck, central A/C.

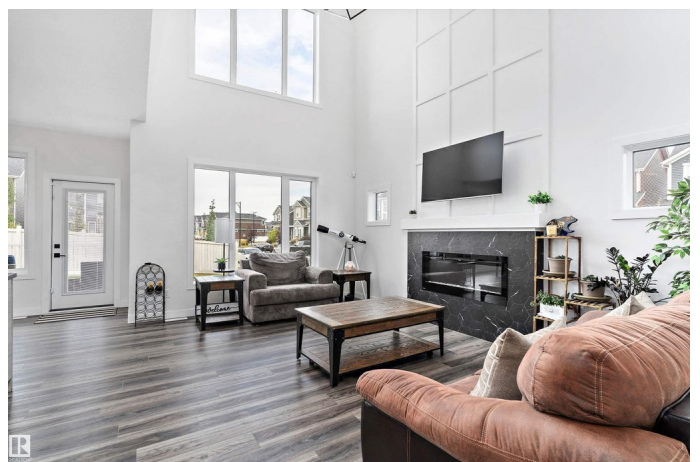
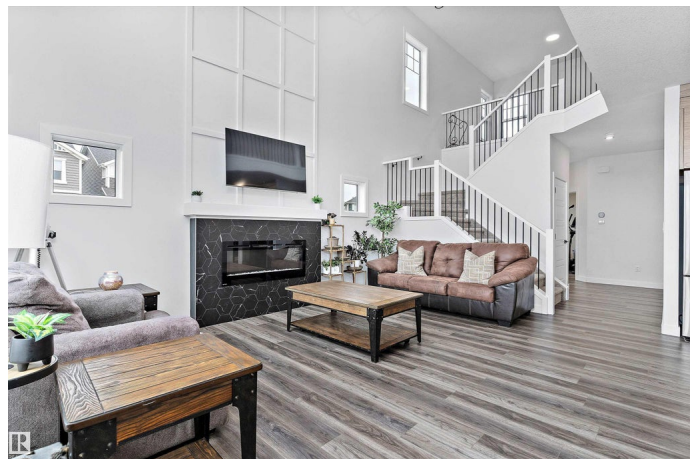
Built in 2022

### Essential Information

MLS® # E4460325

Price \$599,200

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,246                  |
| 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, Closet Organizers, Deck, No Smoking Home |
| 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        | Mantel, Tile Surround                                                                                                                                 |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                      |

### Exterior

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

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Flat Site, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 29                |
| Zoning         | Zone 81           |

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Listing information last updated on October 30th, 2025 at 8:47am MDT