

## \$605,000 - 17 Stout Place, Leduc

MLS® #E4461658

**\$605,000**

3 Bedroom, 3.50 Bathroom, 2,186 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this beautifully finished 2-storey home that blends comfort, style, and functionality. The bright main floor features large windows, a cozy gas fireplace, and a stunning kitchen with a huge pantry and induction stove. Upstairs offers a spacious bonus room, convenient laundry, and three bedrooms including a large primary suite with a generous ensuite bathroom. The fully finished basement adds extra living space with a fireplace, flex area, and room for guests. Enjoy year-round comfort with air conditioning and the convenience of a double attached garage. Best of all, step outside to a large deck overlooking a huge yard—perfect for entertaining, play, or relaxing outdoors in your own private space.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461658  |
| Price          | \$605,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,186     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17 Stout Place |
| Area        | Leduc          |
| Subdivision | Southfork      |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1K4        |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Tankless, Vinyl Windows |
| Parking   | Double Garage Attached                                   |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Washer, Window Coverings, See Remarks, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Insert                                                                                                                                               |
| Stories           | 3                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Schools |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

Date Listed            October 10th, 2025

Days on Market      10

Zoning                Zone 81

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Listing information last updated on October 20th, 2025 at 4:17pm MDT