

# \$659,900 - 177 Stonehouse Way, Leduc

MLS® #E4416852

**\$659,900**

3 Bedroom, 2.50 Bathroom, 1,368 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

The Villas in Southfork offer luxurious bungalow living with NO RESTRICTIONS and NO CONDO FEES! Features Jayman's Core Performance features - SOLAR, triple pane windows, tankless hot water system, HRV and high efficiency furnace. The Benjamin half duplex model offers 1361 square feet of living space and the full basement with two bedrooms, full bath and family room. The main floor is perfectly designed with large great room & dining area; amazing kitchen offers sleek quartz counter tops, eating bar, pantry & designer cabinets. The large owners suite offers a spa-like ensuite and walk in closet. There is a den conveniently located for your home office or media room, and a half bath for guests. Stainless steel appliances are included and a double garage offers convenience and security.



177 Stonehouse Wy, Leduc, AB

Main Floor Exterior Area 127.13 m<sup>2</sup>  
Interior Area 118.93 m<sup>2</sup>  
Excluded Area 45.04 m<sup>2</sup>

Built in 2024

## Essential Information

MLS® #	E4416852
Price	\$659,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,368



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	177 Stonehouse Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1R2

### **Amenities**

Amenities	Hot Water Tankless
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed	January 2nd, 2025
Days on Market	99

## Zoning

## Zone 81

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Listing information last updated on April 11th, 2025 at 2:03pm MDT