

## \$588,800 - 560 Stout Bend, Leduc

MLS® #E4465093

**\$588,800**

4 Bedroom, 2.50 Bathroom, 2,242 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

COME to Leduc! This AMAZING HOME in the prestige Southfork! Featuring 4-bedroom, 2.5-bathroom on 2,245 sq. ft. of living space on a LARGE CORNER LOT! The spacious foyer that opens to a modern, open-concept main floor. The living room impresses w/ its 20-ft ceilings, floor-to-ceiling picture windows & a sleek modern fireplace! The chef-inspired kitchen features a breakfast nook, large island, quartz countertops, modern cabinetry & a convenient walk-in pantry. The dining area overlooks the expansive backyard and opens onto a spacious deck, ideal for barbecues and outdoor gatherings. Upstairs, you'll find a spacious bonus room, 4 generously sized bedrooms, incl. a relaxing primary suite w/ double vanity, soaker tub w/ quartz finishes! A 5-pc common bath & laundry room adds convenience to the upper floor! The undeveloped basement offers endless opportunities to create a custom area, home gym, or guest suite with SEPARATE ENTRANCE! Located just a short drive from McKinley Park South & all essential amenities!

Built in 2022

### Essential Information

MLS® # E4465093

Price \$588,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,242                  |
| 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, Ceiling 10 ft., Closet Organizers, Deck |
| Parking Spaces | 4                                                                                               |
| 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        | Tile Surround                                                                                                                                         |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                      |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                 |
| Exterior Features | Corner Lot, Fenced, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                 |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Caledonia Park School      |
| Middle     | Leduc Composite School     |
| High       | Leduc Composite Highschool |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 81            |

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Listing information last updated on November 8th, 2025 at 4:32pm MST