

\$570,000 - 379 Stout Lane, Leduc

MLS® #E4438621

\$570,000

3 Bedroom, 2.50 Bathroom, 2,032 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Acreage Vibes in Southfork! Backing onto open fields with no rear neighbors, this 2,032 sq. ft. Jayman-built gem offers rare privacy in the heart of Leduc. Enjoy soaring 11'™ ceilings in the dining room, oversized windows that flood the space with natural light, and upgraded lighting that adds a designer touch. The open-concept kitchen flows into a spacious living area, perfect for entertaining or cozy nights in. Upstairs features 3 generous bedrooms, a large bonus room, and thoughtful layout for families. The basement is ready for your dream wet bar or future development. A heated garage keeps your car toasty year-round. Step outside to a fully fenced backyard with panoramic views—sunsets, serenity, and space to breathe. Walking distance to top-rated schools, parks, and trails, this home blends suburban convenience with countryside calm. Move-in ready, impeccably maintained, and waiting for the next owner to fall in love—this is not just a home, it's a lifestyle.

Built in 2020

Essential Information

MLS® # E4438621

Price \$570,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	379 Stout Lane
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K4

Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Deck, Hot Water Natural Gas, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 26th, 2025
Days on Market	22
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 June 17th, 2025 at 12:17am MDT