

## \$649,900 - 161 Stonehouse Way, Leduc

MLS® #E4416848

**\$649,900**

3 Bedroom, 2.50 Bathroom, 1,350 sqft  
Single Family on 0.00 Acres

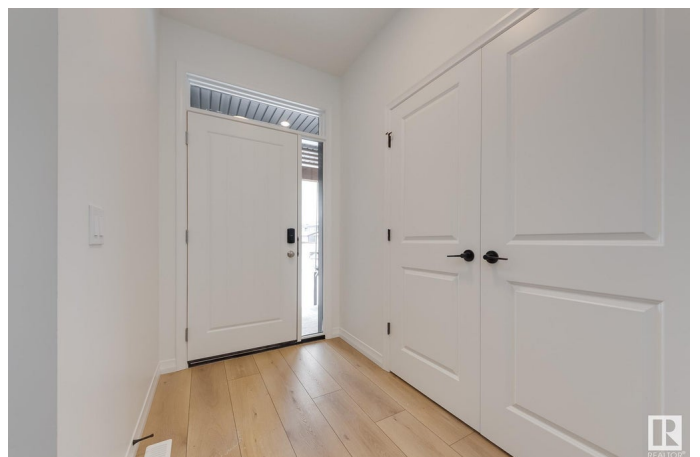
Southfork, Leduc, AB

Stunning half duplex villa bungalow is now being offered for sale - NO CONDO FEES! This model is Jayman BUILT's 'Benjamin' and is a perfectly designed 1350 sq.ft. luxurious home - you deserve this! Walk into the spacious foyer and appreciate the 9' ceilings and open concept main floor. Huge great room and dining room are open to the stunning kitchen with quartz countertops, island, stainless steel appliances included and a huge walk-in pantry. There is a garden door to the 16 x 10 rear deck so you can easily enjoy your outdoor living space. The primary suite is spacious and offers a full 5 pce. ensuite bath and a large walk-in closet. Main floor laundry room is tucked away beside the garage entry and features a folding counter space. The basement is fully developed by the builder giving two more bedrooms, a full bath and a family room. Attached garage & features solar panels, triple pane windows, HRV & high efficiency furnace! - you will love living here!

Built in 2024

### Essential Information

MLS® #	E4416848
Price	\$649,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,350
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	161 Stonehouse Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1R2

### **Amenities**

Amenities	Ceiling 9 ft., Deck
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, Stone, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed January 2nd, 2025

Days on Market 93

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 April 5th, 2025 at 5:02am MDT