

# \$549,900 - 175 Stonehouse Way, Leduc

MLS® #E4416850

**\$549,900**

1 Bedroom, 1.50 Bathroom, 1,164 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

NO CONDO FEES - these amazing Southfork Villas offer Jayman's Core Performance features - SOLAR, triple pane windows, tankless hot water system, HRV and high efficiency furnace and SMART HOME TECHNOLOGY. No restrictions here - pets and children are welcome. Great location close to the school and parks. This luxurious half duplex style bungalow is the Sawyer and includes an attached garage. The main floor is perfectly designed with an open concept in living, dining and kitchen area. The kitchen has quartz countertops, eating bar and pantry. The stainless steel appliances are included, and the main floor also has a den and a half bath for guests. The owners suite has a spa like ensuite bath and a walk in closet. Pricing and plans available for lower level to be completed.

Built in 2024

## Essential Information

MLS® #	E4416850
Price	\$549,900
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,164



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

### **Community Information**

Address	175 Stonehouse Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1S3

### **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, Unfinished

### **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	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 10:47am MDT