

# \$584,800 - 322 Stiles Way, Leduc

MLS® #E4461315

**\$584,800**

3 Bedroom, 2.50 Bathroom, 2,343 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

BRAND-NEW | HOME-2-LOVE. Homes by Avi welcomes you to Southfork Leduc. Perfect home, perfect location for your growing family with Father Leduc School just steps away. This home has everything you need to live comfortably featuring 3 spacious bedrooms, 2.5 bathrooms, upper-level laundry room & family room. Luxury finishes throughout including quartz countertops, spa-like ensuite, dual sinks upper level bathroom, upscale vinyl plank/tile flooring, 9'™ ceiling height main/basement, HRV system PLUS, current promo INCLUDES SEPARATE SIDE ENTRANCE, BACK DECK, FULL LANDSCAPING, BLINDS PACKAGE, ROBUST APPLIANCE ALLOWANCE & BASEMENT SUITE ROUGH-INS. This incredible home will not last long. Check it out before it's SOLD!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461315  |
| Price          | \$584,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,343     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 322 Stiles Way |
| Area        | Leduc          |
| Subdivision | Southfork      |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1V4        |

### Amenities

|                |                                                                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                  |
| Parking        | Double Garage Attached                                                                                                                                                             |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                                         |
| Fireplace         | Yes                                                               |
| Fireplaces        | Insert                                                            |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                          |
| Exterior Features | Airport Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Vinyl                                                                          |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      K-8 Father Leduc Catholic

**Additional Information**

Date Listed                      October 8th, 2025

Days on Market                8

Zoning                            Zone 81

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Listing information last updated on October 16th, 2025 at 11:17am MDT