

# \$659,900 - 177 Stonehouse Way, Leduc

MLS® #E4416852

**\$659,900**

3 Bedroom, 2.50 Bathroom, 1,368 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

The Villas in Southfork offer luxurious bungalow living with NO RESTRICTIONS and NO CONDO FEES! Features Jayman's Core Performance features - SOLAR, triple pane windows, tankless hot water system, HRV and high efficiency furnace. The Benjamin half duplex model offers 1361 square feet of living space and the full basement with two bedrooms, full bath and family room. The main floor is perfectly designed with large great room & dining area; amazing kitchen offers sleek quartz counter tops, eating bar, pantry & designer cabinets. The large owners suite offers a spa-like ensuite and walk in closet. There is a den conveniently located for your home office or media room, and a half bath for guests. Stainless steel appliances are included and a double garage offers convenience and security.



177 Stonehouse Wy, Leduc, AB

Main Floor Exterior Area 127.13 m<sup>2</sup>  
Interior Area 118.93 m<sup>2</sup>  
Excluded Area 45.04 m<sup>2</sup>

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4416852  |
| Price          | \$659,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,368     |



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

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 177 Stonehouse Way |
| Area        | Leduc              |
| Subdivision | Southfork          |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 1R2            |

### **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, Finished  |

### **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 | 92                |

## Zoning

## Zone 81

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Listing information last updated on April 4th, 2025 at 12:02pm MDT