

## \$589,900 - 118 Stiles Bend, Leduc

MLS® #E4444786

**\$589,900**

3 Bedroom, 3.50 Bathroom, 1,652 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

WOW! This stunning Jayman BUILT showhome is now being offered for sale with our unique leaseback program. Invest now and earn money every month the show home remains open! The best part about this amazing offer is that the mortgage help will continue after you move in with a full legal suite in the basement! Jayman's Sonata plan offers all the great Jayman features including solar panels, triple pane windows, A/C, Smart home technology, HRV and high efficiency furnace & tankless hot water system. This unique floor plan welcomes you into the great room level & just a few steps up is the dining & kitchen with quartz counters & stainless steel appliances. The second floor offers three good sized bedrooms including an luxurious owners suite with walk in closet & full ensuite; full size laundry closet; loft area & a second full bath. The suite has a large living room/ kitchen with eating bar; a full bath & a spacious bedroom with walk in closet. Lots of storage here also. Concrete parking pad.

Built in 2023

### Essential Information

MLS® # E4444786

Price \$589,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,652                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 118 Stiles Bend |
| Area        | Leduc           |
| Subdivision | Southfork       |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1N8         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Hot Water Tankless       |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                                      |                      |                    |
|-------------------|--------------------------------------|----------------------|--------------------|
| Interior Features | ensuite bathroom                     |                      |                    |
| Appliances        | Air Conditioning-Central, Stoves-Two | Dishwasher-Built-In, | Refrigerators-Two, |
| Heating           | Forced Air-1, Natural Gas            |                      |                    |
| Stories           | 3                                    |                      |                    |
| Has Suite         | Yes                                  |                      |                    |
| Has Basement      | Yes                                  |                      |                    |
| Basement          | Full, Finished                       |                      |                    |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Schools            |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Father Leduc K-9

**Additional Information**

Date Listed                      June 27th, 2025

Days on Market                39

Zoning                            Zone 81

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