

# \$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 | 92                |

## Zoning

## Zone 81

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