

## \$534,700 - 105 Stonehouse Way, Leduc

MLS® #E4466264

**\$534,700**

3 Bedroom, 3.00 Bathroom, 1,828 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

**MUST SEE HOME | LUXURY FINISHINGS | SUPERIOR QUALITY | FULLY LANDSCAPED | SEPARATE SIDE ENTRANCE to 9â€™™** foundation unfinished basement. Homes By Avi welcomes you to family friendly Southfork Leduc. Prime location backing field, close to shopping, parks & walking distance to Father Leduc Elementary. This exceptional 2 storey home showcases stunning details throughout with 3 bedrooms + main level office (can be used as 4th bedroom), 3 full bathrooms (3pc on main), upper-level family room & convenient laundry room. 1827 SQ FT above grade boasting luxury vinyl plank/tile flooring, plush carpet, blinds, electric fireplace, triple patio slider to backyard & oversized window in GREAT ROOM. Stunning kitchen features quartz countertops, centre island w/undermount sink, black hardware, abundance of soft close cabinetry, pantry, built-in microwave, hood fan & robust appliance allowance. Upstairs, the king-sized primary retreat offers a 5-piece ensuite with dual sinks, walk-in shower, soaker tub & WIC. **SPECTACULAR!**

Built in 2025

### Essential Information

MLS® # E4466264

Price \$534,700



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,828                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 105 Stonehouse Way |
| Area        | Leduc              |
| Subdivision | Southfork          |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 1R1            |

### Amenities

|                |                                                                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                             |
| Parking        | Double Garage Attached, Front Drive Access                                                                                                                    |

### Interior

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

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                 |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Sloping Lot, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                          |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Father Leduc Catholic |
| Middle     | Father Leduc Catholic |

### **Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 20th, 2025 |
| Zoning      | Zone 81             |

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Listing information last updated on November 20th, 2025 at 3:02pm MST