

## \$749,900 - 111 Stiles Bend, Leduc

MLS® #E4421072

**\$749,900**

3 Bedroom, 2.50 Bathroom, 2,261 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Net Zero Certified! Produce as much energy as you consume! Includes 30+ solar panels; Jayman's proprietary wall system with the complete Net Zero Building envelope & triple pane windows with argon fill. Air source electric heat pump heating & cooling mechanical system. Merv 15 Air filter. Karma24 show home by Jayman BUILT is now being offered with our unique 'Leaseback' program - earn money every month the showhome stays open. Great location walking distance to school & offers double attached garage! The open concept living space seamlessly integrates the living room, kitchen, & dining area. Gourmet kitchen boasts a sleek island & stainless steel appliances, while a walkthrough mudroom leads to a spacious pantry, keeping everything organized. Ascend the open-to-below staircase to discover a versatile upper floor bonus room & the luxurious primary bedroom, complete with an ensuite bath & walk-in closet. Two additional bedrooms & a full bath provide comfort & privacy for family or guests.

Built in 2023

### Essential Information

MLS® # E4421072

Price \$749,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,261
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	111 Stiles Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N8

### Amenities

Amenities	Deck, Hot Water Tankless
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 10th, 2025  
Days on Market                98  
Zoning                              Zone 81

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