

\$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
Days on Market	1
Zoning	Zone 81

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