

# \$529,900 - 120 Stiles Bend, Leduc

MLS® #E4416862

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,617 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

Jayman BUILT's amazing "Opus" show home is now being offered for sale with jayman's unique 'Leaseback' program - buy now and earn money every month the show home remains open. This 1617 sq.ft. two story features Jayman's unique Core Performance features, including solar panels, triple pane windows, Smart Home technology, tankless hot water system, HRV and high efficiency furnace plus it's air conditioned! There is also a double detached garage. The main floor is very open with a convenient den at the front; great room & dining room are open and the kitchen has stainless steel appliances, quartz counters, an island & a double wall pantry. The second floor has a center bonus family room; owners suite with walk in closet & a full ensuite with linen closet. There are two more bedrooms, a second full bathroom & a closet for a stacking laundry pair.

Built in 2023

## Essential Information

MLS® #	E4416862
Price	\$529,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,617
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	120 Stiles Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N8

### **Amenities**

Amenities	Ceiling 9 ft., Deck
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
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	108

## Zoning

## Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 10:17am MDT