

**\$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	121

## Zoning

## Zone 81

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