

\$455,000 - 388 Stout Lane, Leduc

MLS® #A2160935

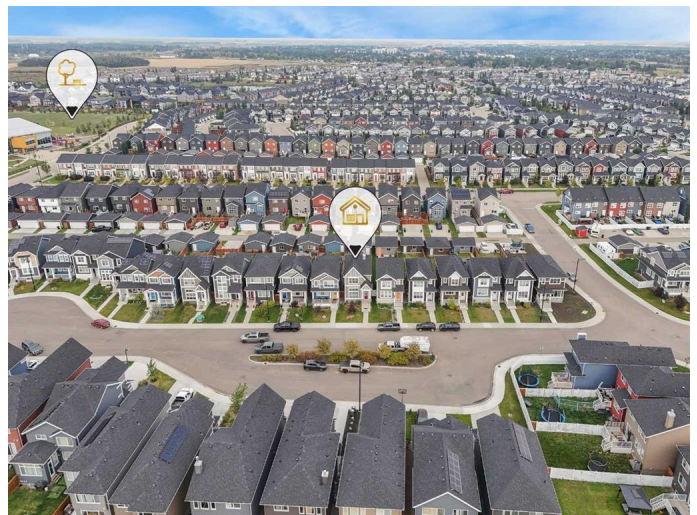
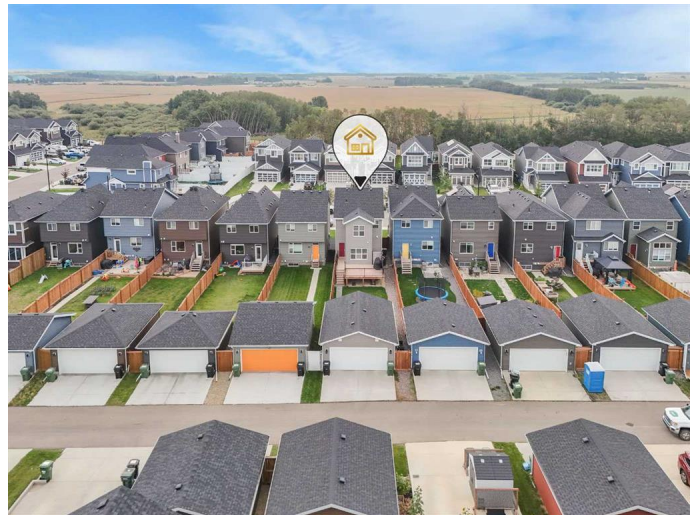
\$455,000

3 Bedroom, 3.00 Bathroom, 1,580 sqft

Residential on 0.09 Acres

Southfork, Leduc, Alberta

Like brand new - JUST BETTER. So many upgrades put this meticulously cared for home on desirable Stout Lane above most others. Here are just a few: 26' deep garage; huge (!!!) deck with nat. gas hookup; big fully fenced yard; AC; BEAUTIFUL kitchen with quartz counter tops, gas stove, ample cupboard space and massive island; lighting and so much more. This stunning home boasts an incredibly bright main floor, thanks to the large south-facing living room with massive floor to ceiling windows. The open-concept layout seamlessly connects the living room, kitchen, and dining area, creating a spacious and airy environment perfect for entertaining or relaxing. A convenient two-piece bathroom is also located on the main floor, along with generous front and back entrance areas. Upstairs, you'll find a massive primary bedroom complete with a large walk-in closet and a luxurious 6 (!) pc en suite bathroom. Two more well-sized bedrooms, a four-piece bathroom, and stacked laundry provide plenty of space, convenience and comfort for the whole family. The partially finished 9' basement offers a beautiful - and thanks to it's unique design exceptionally bright - rec room, and plenty of potential, with rough-in plumbing for a future bathroom and space for an additional bedroom. Outside, enjoy the beautifully landscaped backyard, featuring an ****absolutely massive deck**** equipped with a natural gas hookup for your BBQ - perfect for summer gatherings, 6' fence for added privacy



and a meticulously cared for lawn. The property also offers a ****oversized 26-foot-deep garage****, offering ample space for parking, storage & working. This is surely an opportunity you don't want to miss!

Built in 2018

Essential Information

MLS® #	A2160935
Price	\$455,000
Sold Price	\$445,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,580
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	388 Stout Lane
Subdivision	Southfork
City	Leduc
County	Leduc
Province	Alberta
Postal Code	T9E 1K4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bathroom Rough-in, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
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Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2024
Date Sold	November 11th, 2024
Days on Market	58
Zoning	Res
HOA Fees	0.00

Listing Details

Listing Office	Central Agencies Realty Inc.
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