

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

MLS® #E4444783

**\$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® #     | E4444783  |
| 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    | June 27th, 2025 |
| Days on Market | 69              |

## Zoning

## Zone 81

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Listing information last updated on September 4th, 2025 at 9:18pm MDT