

## **\$569,900 - 199 Stonehouse Way, Leduc**

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MLS® #E4447804

**\$569,900**

1 Bedroom, 1.50 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Jayman BUILT's Villas in Southfork are an exclusive offering of half duplex style bungalows with attached garages and NO CONDO FEES! Featuring Jayman's Core Performance features - SOLAR, tankless hot water, triple pane windows, HRV & high efficiency furnace & SMART HOME technology. This is the perfect home for someone looking to right size their life! The Parker model is 1060 sq.ft. of perfectly designed living with great room and dining room with patio door to the large deck. The kitchen offers sleek quartz counter tops, lots of designer cabinetry and an island with flush eating bar. There is a half bath for your guests and the laundry is on this level as well. The primary suite is a luxurious oasis with walk-in closet and full ensuite. A full unfinished basement is ready for your unique personal finishing and allows you to expand your living space exactly as you wish. Perfect location close to parks and trails and to Father Leduc K-9 school.



Built in 2025

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4447804  |
| Price    | \$569,900 |
| Bedrooms | 1         |

|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,061         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 199 Stonehouse Way |
| Area        | Leduc              |
| Subdivision | Southfork          |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 1S3            |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Hot Water Tankless |
| Parking   | Double Garage Attached   |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | ensuite bathroom                                       |
| Appliances        | Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                              |
| Stories           | 1                                                      |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Vinyl          |
| Exterior Features | Partially Landscaped |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Vinyl          |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed July 14th, 2025

Days on Market 19

Zoning Zone 81

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Listing information last updated on August 2nd, 2025 at 6:47pm MDT