

# \$547,900 - 166 Stonehouse Way, Leduc

MLS® #E4416858

**\$547,900**

1 Bedroom, 1.50 Bathroom, 1,060 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

Jayman BUILT is offering an exciting opportunity to purchase a BUNGALOW style duplex with attached garage in a fantastic community with schools and parks close by! This model is the 'Parker' half duplex - NO CONDO FEES! Main floor is spacious and open; great room design with a dining area and the kitchen has quartz counter tops, stainless steel appliances, pantry and an island with flush eating bar. The owners suite is generous sized with a luxurious ensuite and walk-in closet with access to the laundry room. A covered veranda with glass railings gives comfortable out door living space. The basement development pricing and plans are available on request. With Jayman's Core performance features - solar panels, triple pane windows, tankless hot water system, high efficiency furnace & HRV and Smart Home technology, you'll love living here! A stunning home that offers great features!



166 Stonehouse Wy, Leduc, AB

Main Floor Exterior Area 99.27 m<sup>2</sup>  
Interior Area 92.09 m<sup>2</sup>  
Excluded Area 40.91 m<sup>2</sup>



Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4416858  |
| Price      | \$547,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,060         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 166 Stonehouse Way |
| Area        | Leduc              |
| Subdivision | Southfork          |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 1R2            |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, 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 | Back Lane          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

Date Listed January 2nd, 2025

Days on Market 92

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 4th, 2025 at 1:32am MDT