



## 394 STOUT Lane Leduc AB

\$440,000

This beautiful 1,488 sqft home is a true standout! With 3 spacious bedrooms, 2.5 bathrooms, and upgraded finishes throughout, key features include: 24' Deep Garage with 8' door perfect for large vehicles and storage; a large, fully fenced backyard; an open concept main floor with 9' ceilings, luxurious vinyl plank flooring, and upgraded pot lighting. The galley kitchen features quartz countertops, stainless steel appliances, a large island/breakfast bar with seating for four, and a handy pantry. Next to the kitchen is the dining area for easy entertaining and family meals. The second floor boasts a primary suite with a 4-piece ensuite and walk-in closet, 2 additional generous bedrooms, a full 4-piece bathroom, and a convenient upstairs laundry. The basement is unfinished, offering endless possibilities for a future rec room, 4th bedroom, or plenty of storage. The large backyard has a deck and space for kids and pets. Located steps from Father Leduc School, this home is a prime location for families!

Listing Presented By:



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