

\$394,900 - 527 Songhurst Way, Leduc

MLS® #E4432312

\$394,900

3 Bedroom, 1.50 Bathroom, 1,196 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

For more information, please click on "View Listing on Realtor Website". Beautiful 3-BR Leduc Duplex! Spacious home features 3 bedrooms & 2 bathrooms. Bright kitchen offers black appliances, abundant countertops, a pantry, & opens to the dining room with a large picture window that fills the space with sunlight. A main-floor bathroom & rear deck lead to an energized double parking pad. The welcoming front foyer flows into a large living room, ideal for relaxing or entertaining. Upstairs, the expansive master suite boasts a walk-in closet, accompanied by two additional generous bedrooms & a full bathroom with a linen closet. Laundry is conveniently located in the large, undeveloped basement. Enjoy energy efficiency with included high-efficiency furnace and hot water tank. The fully fenced and landscaped lot features a huge front veranda perfect for peaceful evenings. Located in a cul-de-sac within the new Southfork subdivision. Nearby schools: Caledonia Elementary, Leduc Composite High School.

Built in 2008

Essential Information

MLS® # E4432312

Price \$394,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,196
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	527 Songhurst Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0P8

Amenities

Amenities	Deck, Front Porch, Hot Wtr Tank-Energy Star, No Smoking Home, Parking-Plug-Ins, Television Connection, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Refrigerator-Energy Star, Storage Shed, Stove-Electric, Washer, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Asphalt, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Through Road, Paved Lane, Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter



Additional Information

Date Listed	April 23rd, 2025
Days on Market	112
Zoning	Zone 81

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