

\$398,000 - 527 Songhurst Way, Leduc

MLS® #E4432312

\$398,000

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, this home combines comfort and convenience!

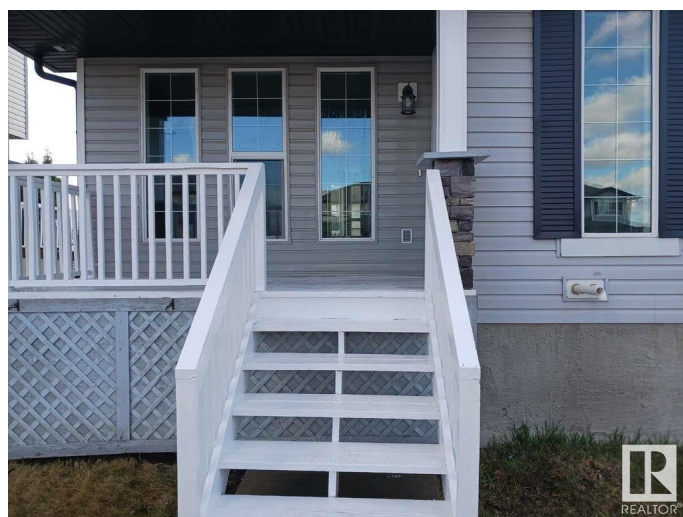
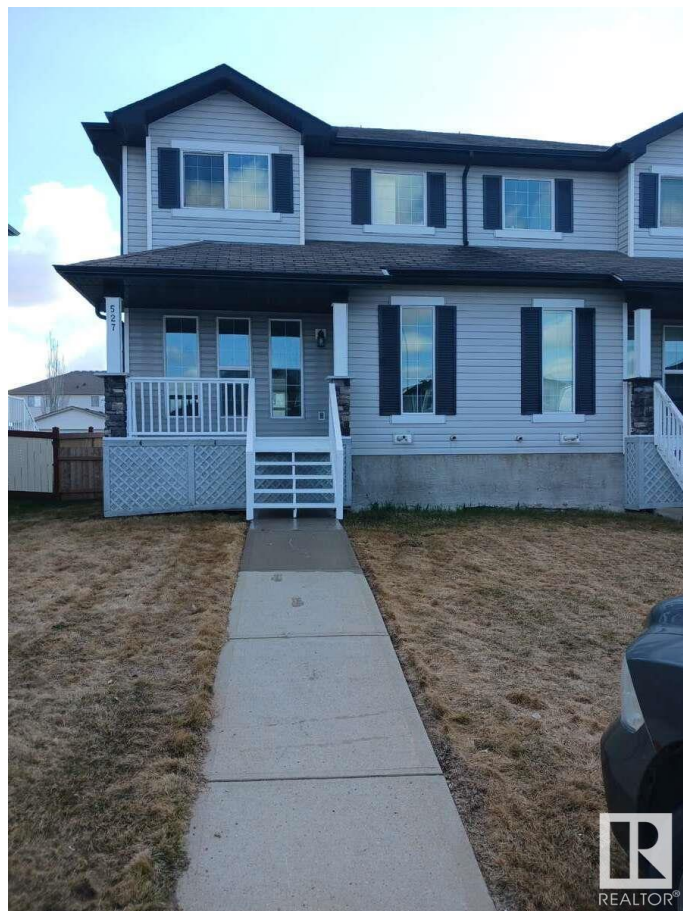
Built in 2008

Essential Information

MLS® # E4432312

Price \$398,000

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

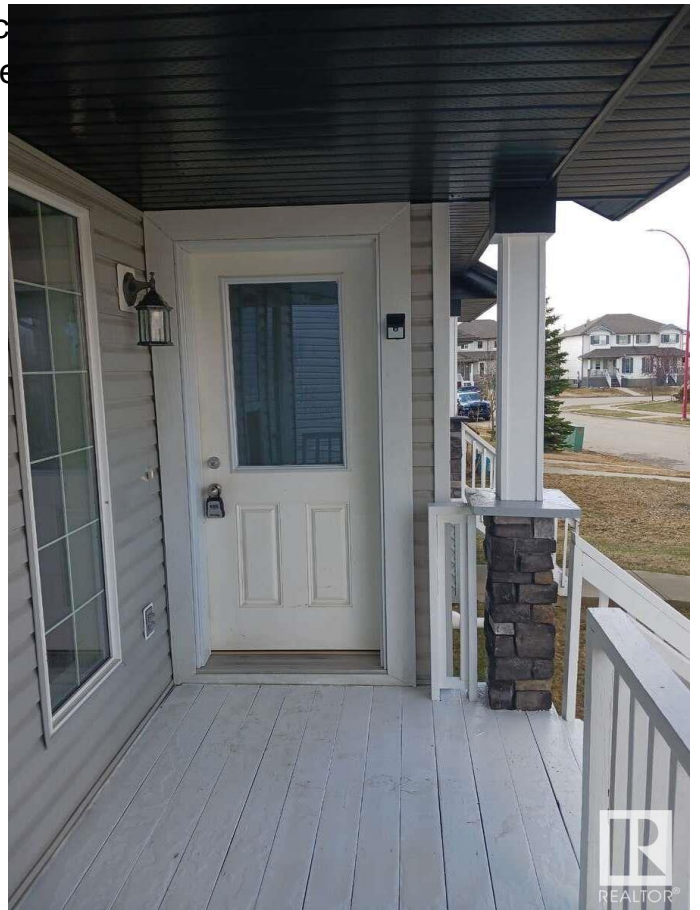
Foundation Concrete Perimeter

Additional Information

Date Listed April 23rd, 2025

Days on Market 1

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 24th, 2025 at 7:02am MDT