

\$398,000 - 527 Songhurst Way, Leduc

MLS® #E4432312

\$398,000

3 Bedroom, 1.50 Bathroom, 1,196 sqft

Single Family on 0.00 Acres

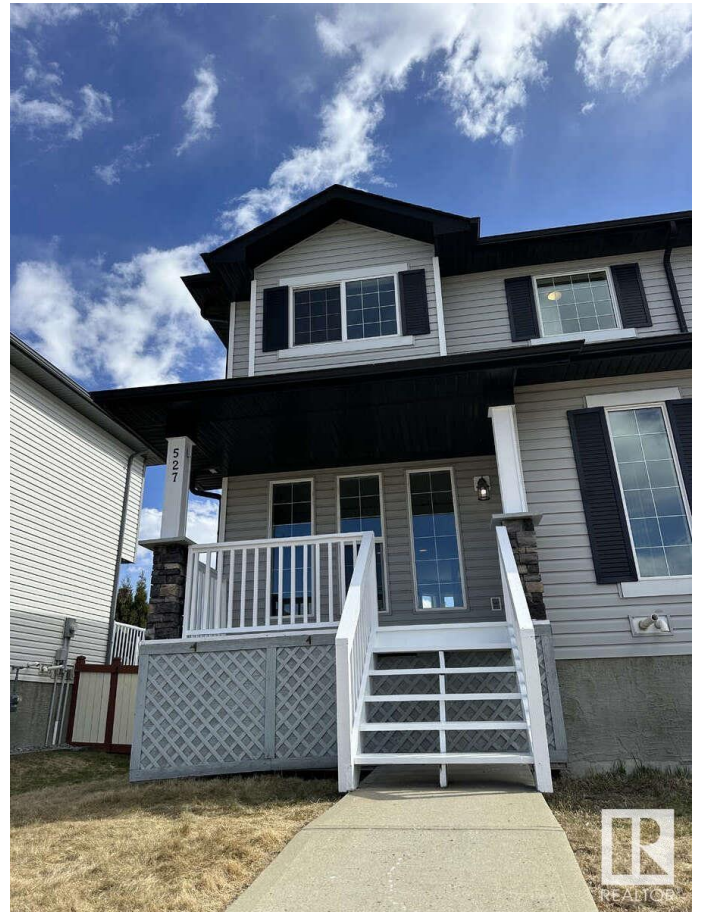
Southfork, Leduc, AB

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

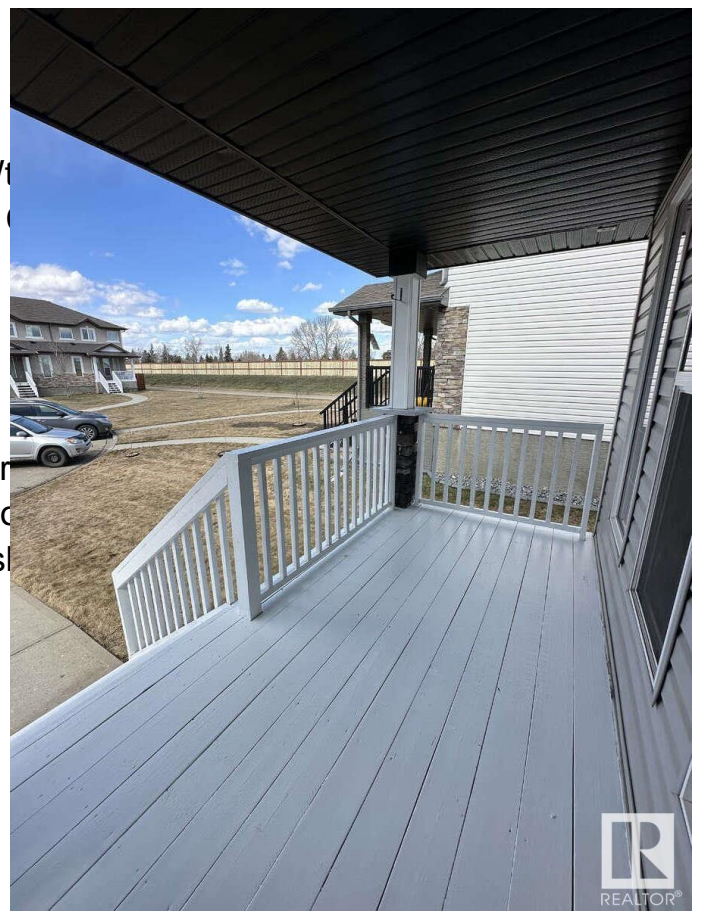
Amenities Deck, Front Porch, Hot Water, Parking-Plug-Ins, Television
 Parking Spaces 2
 Parking 2 Outdoor Stalls

Interior

Appliances Dishwasher - Energy Star, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Wash
 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, Fenced, Golf Nearby, Landscaped, No Through Road, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 23rd, 2025
Days on Market	8
Zoning	Zone 81

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Listing information last updated on May 1st, 2025 at 2:33pm MDT