\$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 Wt

Parking-Plug-Ins, Television

Parking Spaces 2

Parking 2 Outdoor Stalls

Interior

Appliances Dishwasher - Energy Star

Oven-Microwave, Refrigerato

Stove-Electric, Washer, Wasl

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 6

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 29th, 2025 at 6:17pm MDT