# \$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. Nearby schools: Caledonia Elementary, Leduc Composite High School.





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

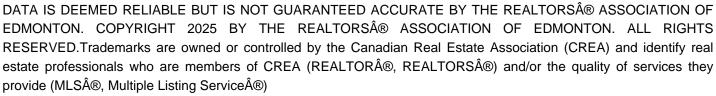
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 14

Zoning Zone 81



Listing information last updated on May 6th, 2025 at 10:17pm MDT

