

\$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 | 57 |
| Zoning | Zone 81 |

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Listing information last updated on June 19th, 2025 at 3:17am MDT