

## **\$398,000 - 527 Songhurst Way, Leduc**

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MLS® #E4432312

**\$398,000**

3 Bedroom, 1.50 Bathroom, 1,196 sqft

Single Family on 0.00 Acres

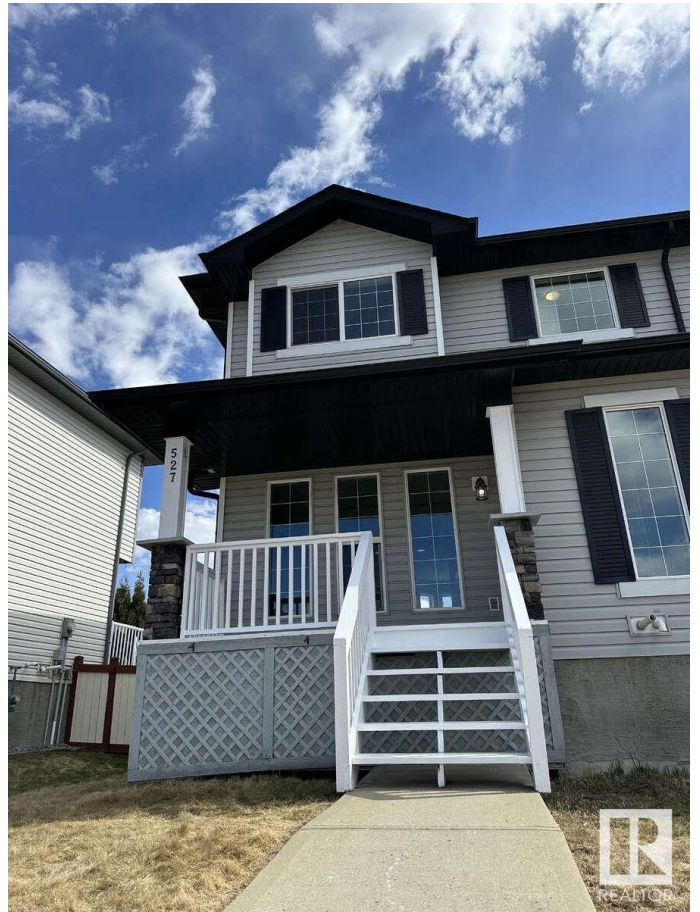
Southfork, Leduc, AB

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 |
|------------|---------------------|

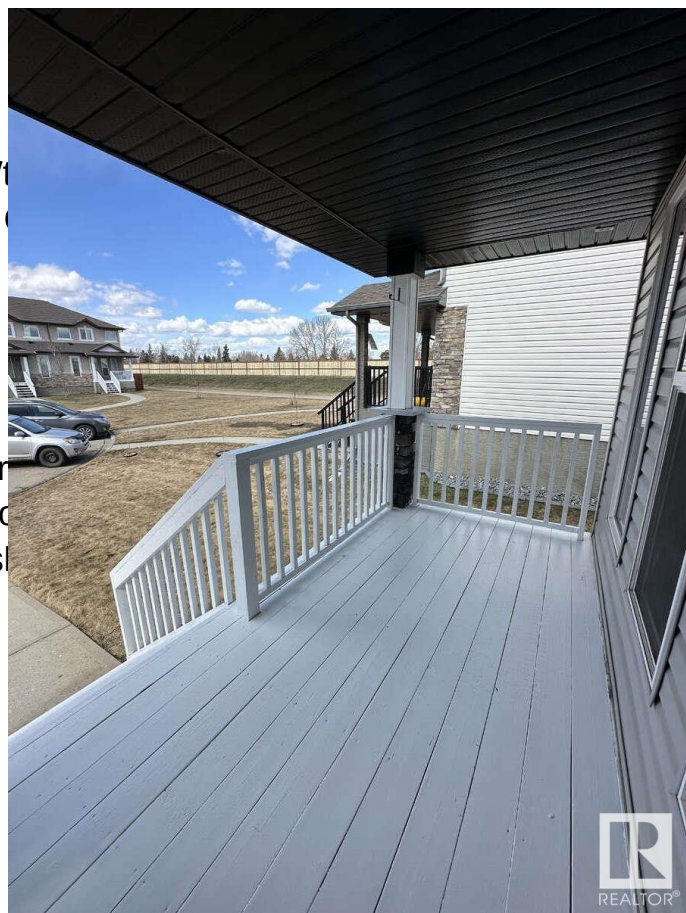
|         |   |
|---------|---|
| Stories | 2 |
|---------|---|

|              |     |
|--------------|-----|
| 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 | 10               |
| Zoning         | Zone 81          |

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Listing information last updated on May 2nd, 2025 at 9:47pm MDT