

## \$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 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

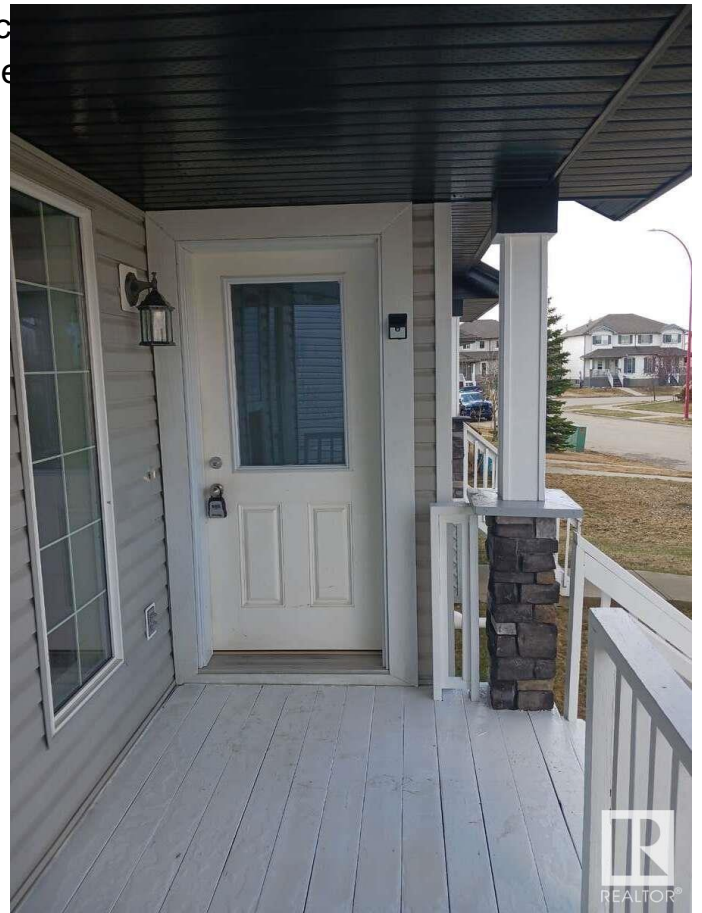
### **Exterior**

Exterior	Wood, Asphalt, Vinyl
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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 1  
Zoning Zone 81



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Listing information last updated on April 24th, 2025 at 6:47am MDT