

## **\$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 58  
Zoning Zone 81

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