

## \$399,900 - 578 Songhurst Way, Leduc

MLS® #E4445572

**\$399,900**

4 Bedroom, 2.00 Bathroom, 937 sqft

Single Family on 0.00 Acres

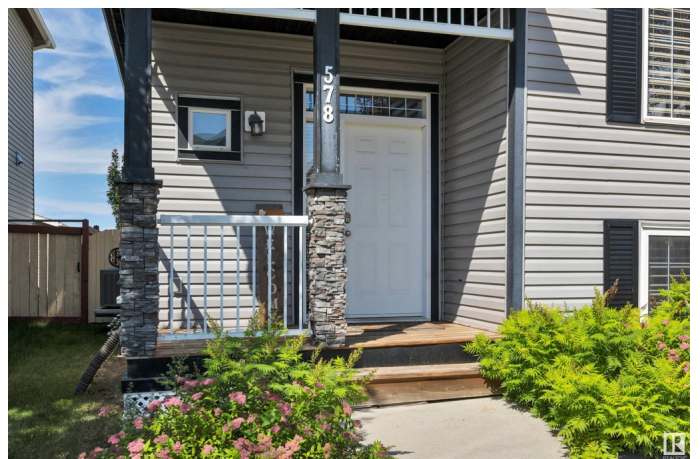
Southfork, Leduc, AB

Welcome home to this 4-bedroom, 2-bathroom bi-level in Southfork with a spacious living area & a separate basement entrance. The open-concept main floor features vaulted ceilings, hardwood flooring, and a stylish kitchen with stainless steel appliances. Enjoy a cozy gas fireplace, central A/C, and a fully finished basement with a spacious rec room. Step outside onto the front porch or to the large back deck, complete with gas BBQ rough-in and fully fenced yard, plus a detached garage for added convenience. Located close to schools, parks, and all amenities—this home is move-in-ready.

Built in 2009

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4445572               |
| Price          | \$399,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 937                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |



Status Active

## Community Information

Address 578 Songhurst Way  
Area Leduc  
Subdivision Southfork  
City Leduc  
County ALBERTA  
Province AB  
Postal Code T9E 0R2

## Amenities

Amenities Air Conditioner, Deck, Front Porch, Vaulted Ceiling, Vacuum System-Roughed-In, Natural Gas BBQ Hookup  
Parking Double Garage Detached

## Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Insert  
Stories 2  
Has Basement Yes  
Basement Full, Finished

## Exterior

Exterior Wood, Vinyl  
Exterior Features Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

## Additional Information

Date Listed July 3rd, 2025  
Days on Market 5  
Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 11:02pm MDT