

\$350,000 - 528 Songhurst Way, Leduc

MLS® #E4423928

\$350,000

3 Bedroom, 1.50 Bathroom, 1,241 sqft
Single Family on 0.00 Acres

Southfork, Leduc, AB

Step inside this 2-storey half duplex, youâ€™re welcomed into a bright and inviting living room, with a spacious entryway offering plenty of closet space for storage. Moving into the kitchen, you'll find beautiful cabinetry and sleek black appliancesâ€™perfect for cooking and entertaining. A convenient powder room is located on the main floor, and just beyond, the back entry provides even more storage and closet space. Upstairs, the home features three comfortable bedrooms and a well-appointed 4-piece bath. The spacious primary bedroom is filled with natural light and includes a generous walk-in closet, creating a cozy retreat. Located in a quiet cul-de-sac, this home offers a sense of privacy, and the fully fenced backyard is perfect for summer BBQs or a safe play space for kids. The basement is ready for future development, already roughed in for bathroom plumbing. A newer hot water tank ensures efficiency, and the recently built back deck adds to the outdoor living space. Dbl garage, No condo fees!

Built in 2008

Essential Information

MLS® #	E4423928
Price	\$350,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	528 Songhurst Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0P8

Amenities

Amenities	Deck
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 4th, 2025
Days on Market 10
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 March 14th, 2025 at 3:47am MDT