

## \$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

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