

## \$345,000 - 525 Songhurst Way, Leduc

MLS® #E4456942

**\$345,000**

3 Bedroom, 1.50 Bathroom, 1,283 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome to this beautifully maintained half duplex in Southfork. The bright and sunny living room is filled with natural light, while the spacious kitchen with a large island flows into the dining area overlooking the south-east facing fenced yard – perfect for morning sun! Upstairs you’ll find the primary suite, two junior bedrooms, and a full 4-piece bath. The basement features a finished laundry area with washer, dryer, sink, upper cabinets, and shelving. Recent upgrades include: composite decks, vinyl plank flooring and carpet, plus remote-operated fans throughout. A true turnkey home – simply unpack and enjoy!

Built in 2008

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4456942      |
| Price          | \$345,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,283         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 525 Songhurst Way |
| Area        | Leduc             |
| Subdivision | Southfork         |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 0P8           |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Off Street Parking, Deck, Front Porch |
| Parking   | Rear Drive Access                     |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Airport Nearby     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 81             |

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Listing information last updated on September 18th, 2025 at 7:02am MDT