

## \$419,900 - 656 Songhurst Wynd, Leduc

MLS® #E4464140

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

24' X 24' GARAGE W/8' DOOR! LARGE BEDROOMS! MASSIVE DECK! GREAT VALUE! This 1543 sq ft 3 bed, 2.5 bath 2 story provides room to build equity with a terrific open concept floor plan. Spacious front entryway w/ 2 pce bath leads to your lovely kitchen w/ massive island for meal prep! Large dining space for your 8 person table, living room w/ gas fireplace, & 9' ceiling for the grandiose feels. Classic carpet & lino for simple functional living. Upstairs leads to 3 bedrooms, including the primary bedroom w/ walk in closet & 4 pce bathroom. Additional 4 pce bath & closet. The basement is 90% finished, w/ laminate flooring, generous rec room for games or movie night (space for a 4th bedroom), laundry, and framed space for your future bathroom. Low maintenance yard w/ massive deck for entertaining, oversized double garage w/ added storage space in the attic. Blocks to playgrounds, trails, & quick access to Hwy 2. A great package; welcome to Southfork!

Built in 2009

### Essential Information

MLS® # E4464140

Price \$419,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,543                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 656 Songhurst Wynd |
| Area        | Leduc              |
| Subdivision | Southfork          |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 0R1            |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck                               |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Stone, Vinyl                                                                                       |
| Exterior Features | Airport Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 81            |

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Listing information last updated on November 6th, 2025 at 12:47am MST