

## \$359,854 - 534 Songhurst Way, Leduc

MLS® #E4454452

**\$359,854**

3 Bedroom, 1.50 Bathroom, 1,247 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

MOVE IN READY !! Attractive 2 Storey in Southfork. 3 Bedroom, 1.5 bath. Fresh paint (still drying), New vinyl plank on main floor 2025 , New carpet upstairs 2025, New high efficient furnace 2025, New Hot water tank and humidifier 2024. Great curb appeal with front veranda, welcoming entry with bench and double closet, Spacious living room will accommodate all your furniture, large eat in kitchen with beautiful dark cabinets and full appliance package. Upstairs there are 3 bedrooms and 4 pc main bath. Primary bedroom has walk in closet. Basement has a start on development. Big fenced back yard with storage shed, gravel parking pad fits 4 and has power , big gate for RV or boat. Close to all amenities including: schools, parks, shopping, hospital, golf, public transportation, restaurants and more. quick access to HWY 2 and 2A. Don't miss out.

Built in 2008

### Essential Information

MLS® #	E4454452
Price	\$359,854
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,247
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	534 Songhurst Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0P8

### **Amenities**

Amenities	Off Street Parking, On Street Parking
Parking Spaces	2
Parking	2 Outdoor Stalls, Front/Rear Drive Access, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Storage Shed, 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, Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 23rd, 2025

Days on Market 1

Zoning Zone 81

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Listing information last updated on August 24th, 2025 at 8:02am MDT