

## \$349,854 - 534 Songhurst Way, Leduc

MLS® #E4454452

**\$349,854**

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      | \$349,854 |
| 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 19

Zoning Zone 81

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Listing information last updated on September 11th, 2025 at 9:17pm MDT