

# \$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	2
Zoning	Zone 81

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Listing information last updated on September 11th, 2025 at 6:17am MDT