

## \$410,000 - 615 Songhurst Wynd, Leduc

MLS® #E4450817

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,443 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Well-kept 2-storey home in Southfork featuring 3 bedrooms, 2.5 baths, and a spacious primary suite with walk-in closet and ensuite. Bright and airy layout with large windows at the front and back, plus a kitchen with quartz countertops, refinished cabinets, and new stainless steel appliances. Includes A/C, an unfinished basement, fully FENCED yard with fire pit, and storage under the front deck. Rear parking with alley access. Close to schools, parks, trails, and shopping with easy highway and airport access. Move-in ready!

Built in 2009

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450817               |
| Price          | \$410,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,443                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 615 Songhurst Wynd |
| Area        | Leduc              |
| Subdivision | Southfork          |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 0P6            |

## Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Deck, Fire Pit, Front Porch, No Smoking Home |
| Parking   | 2 Outdoor Stalls                                                                  |

## Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 81          |

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Listing information last updated on August 2nd, 2025 at 9:02pm MDT