

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

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MLS® #E4450817

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,409 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	1,409
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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