

## \$399,900 - 578 Songhurst Way, Leduc

MLS® #E4445572

**\$399,900**

4 Bedroom, 2.00 Bathroom, 937 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

Welcome home to this 4-bedroom, 2-bathroom bi-level in Southfork with a spacious living area & a separate basement entrance. The open-concept main floor features vaulted ceilings, hardwood flooring, and a stylish kitchen with stainless steel appliances. Enjoy a cozy gas fireplace, central A/C, and a fully finished basement with a spacious rec room. Step outside onto the front porch or to the large back deck, complete with gas BBQ rough-in and fully fenced yard, plus a detached garage for added convenience. Located close to schools, parks, and all amenities—this home is move-in-ready.

Built in 2009

### Essential Information

MLS® #	E4445572
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	937
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level



Status Active

### Community Information

Address 578 Songhurst Way  
Area Leduc  
Subdivision Southfork  
City Leduc  
County ALBERTA  
Province AB  
Postal Code T9E 0R2

### Amenities

Amenities Air Conditioner, Deck, Front Porch, Vaulted Ceiling, Vacuum System-Roughed-In, Natural Gas BBQ Hookup  
Parking Double Garage Detached

### Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Insert  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed July 3rd, 2025  
Days on Market 3  
Zoning Zone 81

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